PROJECT IMAGE



PROPOSED NEW EXTERIOR EXIT STAIRS AND BALCONIES SCALE: NTS

PROJECT DATA:

PROJECT DESCRIPTION

REPLACE EXTERIOR EXIT STAIRS AND DECKS ON THE REAR ELEVATION OF A HISTORIC BUILDING. REPLACEMENT IS NECESSARY DUE TO POOR CONDITION OF CURRENT STRUCTURE DUE TO ROT AND WATER DAMAGE

PROJECT INFORMATION

PROPERTY LOCATION: 601 EASTLAKE AVE E, SEATTLE WA 98109

PARCEL NUMBER: 292504-9097 TOTAL PROPERTY SIZE: 0.34 ACRES

CURRENT ZONING: SM-SLU 100/95

URBAN VILLAGE: SOUTH LAKE UNIION URBAN CENTER "PARKING FLEXIBILITY AREA"

SEATTLE LANDMARK: 76/95

APPLICABLE BUILDING AND ZONING CODES:

SEATTLE MUNICIPAL CODE, 2018 SEATTLE BUILDING CODE, 2018 SEATTLE EXISTING BUILDING CODE, ICC A117.1-2009

BUILDING OCCUPANCY BY USE: B AND R-2

CONSTRUCTION TYPE: V-A

FIRE SPRINKLER: FULLY SPRINKLERED PER 1997 BUILDING PERMIT DRAWINGS AND HAS SIDE WALL SPRINKLERS ALONG THE EXTERIOR DECKS AND STAIRS

29,506 SF

BUILDING FOOTPRINT (WITHOUT DECKS): 7,546 SF PROPOSED DECK FOOTPRINT: 1,260 SF

GROSS BUILDING AREAS

TOTAL GROSS FLOOR AREA:

7,546 SF BASEMENT (MIXED OCCUPANCY): 7,546 SF FIRST FLOOR (B OCCUPANCY): SECOND FLOOR (R-2 OCCUPANCY): 7,207 SF THIRD FLOOR (R-2 OCCUPANCY): 7,207 SF

PROPOSED DECK AREAS

FIRST FLOOR 913 - 1,068 SF 565 - 1010 SF SECOND FLOOR 562 - 1012 SF THIRD FLOOR TOTAL DECK AREA: 2,040 - 3,090 SF

VICINITY MAP



JENSEN BLOCK SITE



DESIGN TEAM:

PROPERTY OWNER:

JENSEN BLOCK APTS LLC C/O THE LOW INCOME HOUSING INSTITUTE

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STRUCTURAL ENGINEER: IL GROSS STRUCTURAL ENGINEERS

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JENSEN BLOCK

601 EASTLAKE AVE E, SEATTLE, WA 98109

ISSUED SETS NO DATE DESCRIPTION

1 08/16/21 LANDMARKS

REVISIONS / NOTES

NO DATE DESCRIPTION

SDCI STAMP

TITLE

SHEET INDEX

MUP #	
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DRAWN	JE
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

ABBREVIATIONS:

FIBER CEMENT

FLOOR DRAIN

FOUNDATION

FINISH

FEC

FIN

FIRE EXTINGUISHER

FIRE HOSE CABINET

FIRE EXT. CABINET

ADD	REVIATIONS	•			
			TI 0071110		011177177
& <	AND ANGLE	FL FLASH	FLOORING FLASHING	QT	QUARRY TILE
@	ANGLE	FLUOR	FLOURESCENT	R	RISER
	ΛΙ	FOC	FACE OF CONCRETE	RAD	RADIUS
Ę	CENTERLINE	FOF	FACE OF FINISH	RCP	REFLECTED CEILING PLAN
#	POUND OR NUMBER	FOP	FACE OF PARTITION	RD	ROOF DRAIN
		FOS	FACE OF STUDS	RECEPT	RECEPTACLE
ACOUST	ACOUSTICAL	FOT	FACE OF TILE	REF	REFRIGERATOR
AD	AREA DRAIN	FPRF	FIREPROOF	REG	REGISTER
ADJUST AF	ADJUSTABLE ACCESS FLOOR	FR FS	IN FLOOR ELECT. RECEPTACLE FULL SIZE	REINF REM	REINFORCED
AGGR	AGGREGATE	FT	FOOT OR FEET	REQ	REMOVE(D) REQUIRED
ALUM	ALUMINUM	FTG	FOOTING	RM	ROOM
APPROX	APPROXIMATE	FURR	FURRING	RO	ROUGH OPENING
ARCH	ARCHITECTURAL	FUT	FUTURE	RWD	REDWOOD
ASB	ASBESTOS			RWL	RAIN WATER LEADER
ASPH	ASPHALT	GA	GAUGE	0	COUTU
BD	BOARD	GALV GB	GALVANIZED GRAB BAR	S SAM	SOUTH SELF ADHESIVE MEMBRANE
BF	BRACE FRAME	GL	GLASS	SC	SOLID CORE
BITUM	BITUMINOUS	GND	GROUND	SCD	SEAT COVER DISPENSER
BLDG	BUILDING	GR	GRADE	SCHED	SCHEDULE
BLK	BLOCKING	GWB	GYPSUM WALL BOARD	SD	SOAP DISPENSER
BM	BEAM	GYP	GYPSUM	SECT	SECTION
BOT	BOTTOM	LID	HOOF BID	SF	STOREFRONT
C.I.	CONT. INSULATION	HB HC	HOSE BIB HOLLOW CORE	SH SHWR	SHELF SHOWER
C.I. CAB	CABINET	HDWD	HARDWOOD	SHT	SHEET
CB	CATCH BASIN	HDWE	HARDWARE	SIM	SIMILAR
CEM	CEMENT	HM	HOLLOW METAL	SND	SANITARY NAPKIN DISPENSER
CER	CERAMIC	HORIZ	HORIZONTAL	SNR	SANITARY NAPKIN RECEPTACLE
CH	CHALK	HR	HOUR	SPEC	SPECIFICATION
CI	CAST IRON	HGT	HEIGHT	SQ	SQUARE
CJ CL	CONTROL JOINT CHAIN LINK	ID	INSIDE DIAMETER	SS SSK	STAINLESS STEEL SERVICE SINK
CLG	CEILING	INSUL	INSIDE DIAMETER INSULATION	STA	STATION
CLKG	CAULKING	INT	INTERIOR	STD	STANDARD
CLR	CLEAR	INCL	INCLUDE	STL	STEEL
CMU	CONCRETE MASONRY			STOR	STORAGE
CNTR	COUNTER	JAN	JANITOR	STRL	STRUCTURAL
CO	CASED OPENING	JT	JOINT	SUSP	SUSPENDED
COL CONC	COLUMN CONCRETE	KIT	KITCHEN	SYM	SYMMETRICAL
CONN	CONNECTION	KH	KITCHEN	TRD	TREAD
CONSTR	CONSTRUCTION	LAB	LABORATORY	TB	TOWEL BAR
CONT	CONTINUOUS	LAM	LAMINATE	T-BD	TACK BOARD
CORR	CORRIDOR	LAV	LAVATORY	TC	TOP OF CURB
CTR	CENTER	LKR	LOCKER	TEL	TELEPHONE
CTSK	COUNTERSUNK	LT LVT	LIGHT LUXURY VINYL TILE	TER T&G	TERRAZZO TONGUE & GROOVE
DBL	DOUBLE	LVI	LUXURT VINTL TILE	THK	THICK
DEPT	DEPARTMENT	MAS	MASONRY	TO	TOP OF
DF	DRINKING FOUNTAIN	MAT	MATERIAL	TOIL	TOILET
DET	DETAIL	MAX	MAXIMUM	TP	TOILET PAPER
DIA	DIAMETER	MECH	MECHANICAL	TPD	TOILET PAPER DISPENSER
DIM DISP	DIMENSION DISPENSER	MEMB MTL	MEMBRANE METAL	TV TW	TELEVISION TOP OF WALL
DISP	DOWN	MI	MATCH LINE	TYP	TYPICAL
DO	DOOR OPENING	MFR	MANUFACTURE(R)	111	TITIOAL
DP	DEEP	MH	MANHOLE	UNF	UNFINISHED
DR	DOOR	MIN	MINIMUM	UON	UNLESS OTHERWISE NOTED
DWR	DRAWER	MIR	MIRROR	UR	URINAL
DS DSP	DOWNSPOUT	MISC	MISCELLANEOUS	\/A.C	\
DW	DRY STANDPIPE DISHWASHER	MTD MUL	MOUNTED MULLION	VAC VCT	VACUUM VINYL COMPOSITE TILE
DWG	DRAWING	IVIOL	WOLLION	VERT	VERTICAL
20	2	N	NORTH	VEST	VESTIBULE
E	EAST	NIC	NOT IN CONTRACT		
EA	EACH	NO	NUMBER	W	WEST
EJ	EXPANSION JOINT	NOM	NOMINAL	W/	WITH
EL	ELEVATION ELECTRICAL	NTS	NOT TO SCALE	WC WD	WATER CLOSET WOOD
ELEC ELEV	ELECTRICAL ELEVATOR	OA	OVERALL	W/O	WITHOUT
EME	EMERGENCY	OBS	OBSCURE	WP	WATERPROOF
ENCL	ENCLOSURE	OC	ON CENTER	WSCT	WAINSCOT
EOS	EDGE OF SLAB	OD	OUTSIDE DIAMETER (DIM.)	WT	WEIGHT
EP	ELECTRICAL PANEL	OFCI	OWNER FURNISH	WDW	WINDOW
EQ	EQUAL	000	CONTRACTOR INSTALL	WRB	WEATHER RESISTIVE BARRIER
EQPT	EQUIPMENT	ORD OSB	OVERFLOW ROOF DRAIN		
EWC EX	ELEC. WATER COOLER EXISTING	OSB	ORIENTED STRAND BOARD		
EXIST	EXISTING	PRCST	PRE-CAST		
EXPO	EXPOSED	PL	PLATE		
EXP	EXPANSION	PLAM	PLASTIC LAMINATE		
EXT	EXTERIOR	PLAS	PLASTER		
ΓΛ		PLYWD	PLYWOOD		
FA FB	FIRE ALARM	PR PT	PAIR		
FC FB	FLAT BAR FIBER CEMENT	PTD	PRESSURE TREATED PAPER TOWEL DISPENSER		

PAPER TOWEL DISPENSER

RECEPTACLE

PARTITION

PAPER TOWEL DISPENSER &

PAPER TOWEL RECEPTACLE

PTD/R

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES. SEE "REFERENCE" CODES" ON SHEET G000. 2. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS OF THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. IN CASES OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRATOR SHALL OBTAIN WRITTEN DIRECTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (±) INDICATE UNVERIFIED DISTANCE TO EXISTING REFERENCE AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR VARIATION FROM INDICATED DIMENSION.

3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. 4. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR

5. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

STRUCTURAL DETAILS TAKE PRECEDENCE OVER ARCHITECTURAL. WHERE INCONSISTENCIES EXIST, CONTACT ARCHITECT FOR CLARIFICATION.

6. CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR DUCTS, PIPING, CONDUIT AND EQUIPMENT, ALL SHALL VERIFY SIZE OF ALL OPENINGS REQUIRED AND SHALL COORDINATE WITH TRADE REPRESENTATIVES AS APPLICABLE. VERIFY ALL FIELD DIMENSIONS WITH CONDITIONS FOR ITEMS FURNISHED AND INSTALLED. NOTIFY ARCHITECT IMMEDIATELY WHERE FIELD CONDITIONS VARY OR CONFLICT WITH INDICATED.

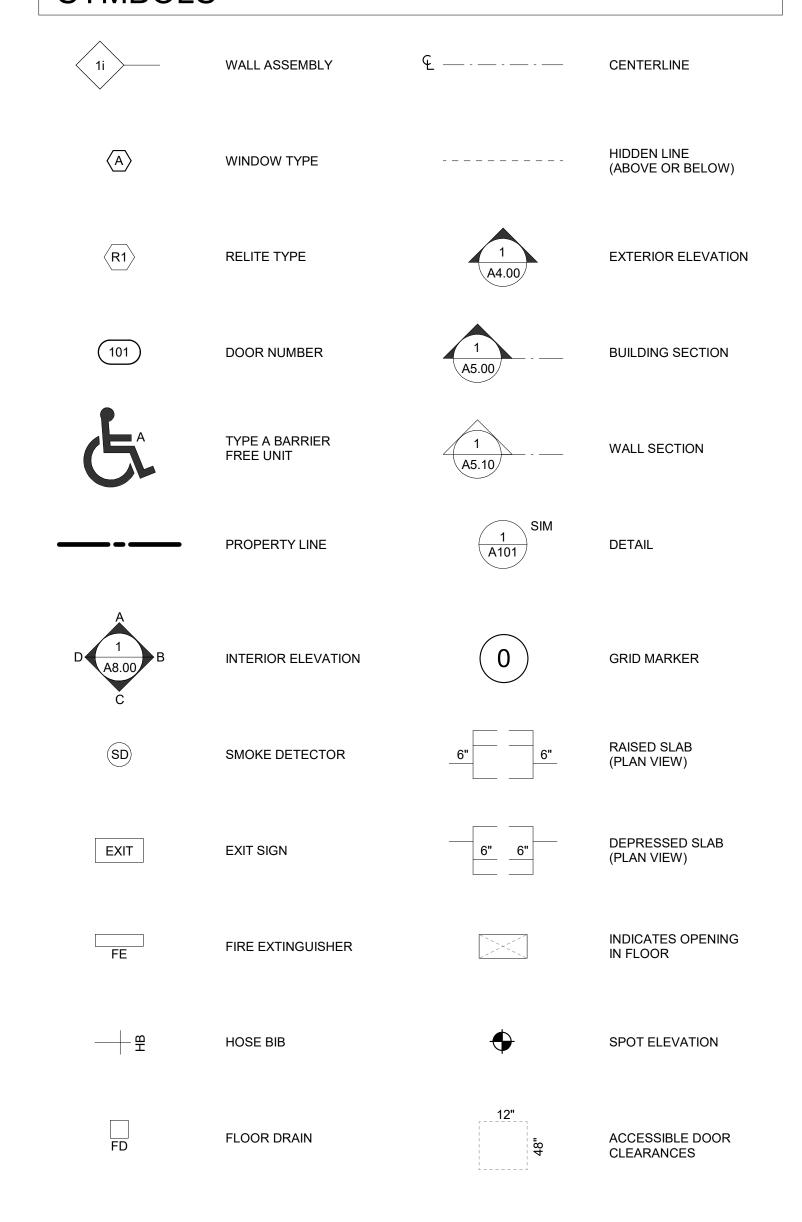
7. CONTRACTOR TO PROVIDE SHORING AND/OR BRACING AS REQUIRED TO COMPLETE THE WORK. 8. PENETRATIONS FOR CONDUITS, DUCTS AND PIPES SHALL BE FIRE SEALED AND DUCTS FIRE DAMPERED, AS INDICATED AND AS REQUIRED BY INTERNATIONAL BUILDING CODE, AT FIRE ASSEMBLIES.

9. FIRE PROTECT ALL STEEL COLUMNS & BEAMS TO THE LEVEL OF FIRE RESISTANCE NOTED ON DETAILS AND 10. THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THE

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE BY SUBCONTRACTORS TO ADJACENT WORK AND SHALL MAKE GOOD SUCH DAMAGE AT THEIR OWN EXPENSE. CONDITIONS TO BE RETAINED WHICH ARE DAMAGED AS A RESULT OF WORK DONE UNDER CONTRACT SHALL BE REPAIRED AND FINISHED TO MATCH

12. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

SYMBOLS



SEATTLE MUNICIPAL CODE NOTES:

23.48.280 MAXIMUM PARKING IN SOUTH LAKE UNION URBAN CENTER: 1 PARKING SPACE PER 1000 SF OF GROSS NONRESIDENTIAL FLOOR AREA

23.54.015 TABLE A-II-J: NO REQUIRED PARKING FOR NON-RESIDENTIAL USES IN AN URBAN CENTER 23.54.015 TABLE B-II-L: NO REQUIRED PARKING FOR MULTIFAMILY RESIDENTIAL IN AN URBAN CENTER

23.54.030 - PARKING SPACE AND ACCESS STANDARDS

A. 1. "LARGE VEHICLE" PARKING SPACE MEANS SPACE 8.5 FT IN WIDTH AND 19 FEET IN LENGTH "MEDIUM VEHICLE" PARKING SPACE MEANS SPACE 8.0 FT IN WIDTH AND 16 FEET IN LENGTH "SMALL VEHICLE" PARKING SPACE MEANS SPACE 7.5 FT IN WIDTH AND 15 FEET IN LENGTH 'BARRIER-FREEPARKING" MEETS THE FOLLOWING STANDARDS

WIDTH NOT LESS THAN 8 FEET, ADACENT ACCESS AISLE MIN 5 FEET IN WIDTH, VAN SPACE ACCESS AISLE MIN 8 FEET CAN SHARE AISLE

b. AT LEAST ONE BARRIER FREE SPACE 19 FEET IN LENGTH, OTHER LENGTH IN APPROX. PROPORTION TO THE NUMBER OF EACH SIZE SPACE PROVIDED ON THE LOT.

B. 2b. NONRESIDENTIAL USES: WHEN BETWEEN 11 AND 19 PARKING SPACES ARE PROVIDED, A MIN OF 25% OF THE PARKING SPACES SHALL BE STRIPED FOR SMALL VEHICLES. A MAX OF 65 OF THE PARKING SPACES MAY BE STRIPED FOR SMALL VEHICLES. A MIN OF 35% OF THE SPACES SHALL BE

STRIPED FOR LARGE VEHICLES.

E. 1. PER TABLE: 90 DEGREE SPACES, 19 FT STALL: REQUIRED AISLE WIDTH = 24 FEET MIN AISLE WIDTH SHALL BE PROVIDED FOR LARGEST VEHICLES SERVED BY THE AISLE HYPERLINK "https://up.codes/viewer/washington/ibc-2015/chapter/2/definitions#exterior_exit_stairway"

SEATTLE 2018 EXISTING BUILDING **CODE NOTES:**

602.1 SCOPE. LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE 602.2 LEVEL 1 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7...

702.6 ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS OF THE IBC AS APPLICABLE

703.1 ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION

704.1 ALTERATIONS SHALL BE DONE IN A MANNER TAHT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

SEATTLE 2018 BUILDING CODE NOTES:

1003.3.3 PROTRUDING OBJECTS SHAL NOT REDUCE THE MINIMUM CLEAR WIDTH OF ACCESSIBLE ROUTES. TABLE 1004. 5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

BUSINESS 150 GROSS MERCANTILE 60 GROSS

RESIDENTIAL 200 GROSS

1005 MEANS OF EGRESS SIZING

1005.2 MINIMUM WIDTH BASED ON COMPONENT SHAL NOT BE LESS THAN SPECIFIED FOR EACH COMPONENT. THE WIDTH AT ANY POINT IN THE PATH OF EGRESS TRAVEL SHALL NOT BE LESS THAN THE WIDTH REQUIRED FOR DOORS IN SECTION 1010.

1005.3 STAIRWAYS: THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS FACTOR OF 0.3 PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

1005.3.2 OTHER EGRESS COMPONENTS: THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYNG THE OCCUPANT LOAD SERVED BY SUCH A COMPOENTS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCHES PER OCCUPANT.

1005.7.1 DOORS WHEN FULLY OPENED SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REUDCE THE REQUIRED WIDTH BY MORE

1006.2.1 TWO OR MORE EXITS OR EXIST ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY B MAX. LOAD 49 MAX COMMON PATH OF EGRESS WITH SPRINKLERS: 100 FT OCCUPANCY R-2 MAX. LOAD 20 MAX COMMON PATH OF EGRESS WITH SPRINKLERS: 125 FT

TABLE 1006.3.1 R-2 (LESS THAN 4 STORIES ABOVE GRADE PLANE); MAX OF 4 DWELLING UNITS FOR ONE EXIT OR ACCESS TO ONE EXIT

1008 MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED AT EVERY POINT IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2. UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL BE ARRANGED IN ACCORDANCE WITH SECTION 1007.1.3

1011.2 STAIRWAY WIDTH AND CAPACITY: MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES. EXCEPTION: SERVING AN OCCUPANT LOAD OF LESS THAN 50: WIDTH OF NOT LESS THAN 36 INCHES

1011.7.4 THERE SHALL NOT BE ENCLOSED SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1 HOUR FIRE RESISTANCE RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

1011.8 A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FT BETWEEN FLOOR LEVELS OR LANDINGS.

1020.2 WITH AN OCCUPANT LOAD OF LESS THAN 50, THE MINIMUM CORRIDOR WIDTH IS 36"

1021.1 BALCONIES USED FOR EGRESS PURPOSES SHALL CONFIRM TO THE SAME REQUIREMENTS AS CORRIDORS FOR MINIMUM WIDTH, REQUIRED CAPACITY, HEADROOM, DEAD ENDS AND PROJECTIONS. 1021.2 EXTERIOR EGRESS BALCONIES SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY

WALLS AND OPENING PROTECTIVES AS REQUIRED FOR CORRIDORS EXCEPTION: SEPARATION IS NOT REQUIRED WHERE THE EXTERIOR EGRESS BALCONY IS SERVED BY NOT LESS THAN TWO STAIRWAYS AND A DEAD-END TRAVEL CONDITION DOES NOT REQUIRED

TRAVEL PAST AN UNPROTECTED OPENING TO REACH A STAIRWAY. 1027.5 EXTERIOR EXIT STAIRWAYS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FT FROM ADJACENT LOT LINES.

1027.6 EXTERIOR EXIT STAIRWAYS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SPACES. EXCEPTION 3: SEPARATION NOT REQUIRED PROVIDED ITEMS 3.1 THROUGH 3.5 ARE MET: 3.1 EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.1.1 OR 903.3.1.2

3.2 THE OPEN ENDED CORRIDORS COMPLY WITH SECTION 1020.

3.3 THE OPEN ENDED CORRIDORS ARE CONNECTED ON EACH END TO AN EXTERIOR EXIT STAIRWAY COMPLYING WITH SECTION 1027.

3.4 THE EXTERIOR WALLS AND OPENINGS ADJACENT COMPLY WITH SECTIONS 1023.7 AND 1027.7 3.5 STAIRS AT CHANGE OF DIRECTION

GENERAL NOTES FIRE:

1. DEMOLITION AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF INTERNATIONAL FIRE CODE 2. FIRE EXTINGUISHERS SHOULD BE LOCATED WITHIN 75' MAX. THROUGHOUT THE BUILDING



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JENSEN BLOCK

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GENERAL NOTES AND CODE **NOTES**

MUP# SDOT# PERMIT # DRAWN JD PDCHECKED ISSUE DATE 08/16/21 JOB NO. 21017 SHEET NO.:



CONSTRUCTION PRE-SUBMITTTAL CONFERENCE NOTES Project: Jensen Block Rear Stairs and Decks; Project # 6813400

Koussi Roussev by Roussi Roussev January 14, 2021 Location: Video Conference Date: 2021.02.18 16:02:50 -08'00' Present: Brad Reuling breuling@lihi.org Leigh Ann Coleman lcoleman@lihi.org **Tonkin Architecture** Pam Derry pam@tonkinarchitecture.com James Drumwright james@tonkinarchitecture.com SDCI Roussi.Roussev@seattle.gov

DON

The meeting started with general introductions.

Pam Derry gave a brief background on the project. The Jensen Block is a designated Seattle Landmark. The current application is only regarding the rear exterior stairs and balconies. The stairs and decks were previously replaced in 1997. The current configuration differs from the original configuration. The current structure is heavy timber in order to be 1 hour fire rated. The floors/ceilings at the decks are also 1 hour fire rated. The current heavy timber has significant water/moisture damage and is a maintenance issued for the owner. The owner is interested in replacing it with an easier to maintain steel structure. The mixed occupancy (type V-A) building has 1 hour fire rated exterior walls and in hour interior floor assemblies. The exterior wall adjacent to the stairs and decks is protected with sidewall fire sprinklers, but none of the exterior windows and doors are fire rated.

Roussi Roussev

Sarah Sodt

The historically the railings had a decorative X-cross pattern. The current railings have the same pattern, but are taller and have a lattice behind them in order to be code compliant.

Building Code Comments/Questions

 Can the current structure be replaced with a steel structure with the same configuration as the current wood structure? The existing decks and exterior exit stairs have a heavy timber wood structure and have 1 hour rated floor/ceiling assembly between levels. The exterior stairs begin at the basement level (on the lower grade side of a building located on a steep hill) and extend to

SDCI: There are concerns with the current configuration: The balconies are dead end and the stairs require 1 hour protection from the interior. However, after reviewing the connections to the interior of the building, the current configuration could be allowed if the doors at the other end of the balconies, which leads to a corridor and an interior stair, where left unlocked at all times.

At the meeting it was discussed that windows within 10 feet of the stair would need 45 minute fire protection, but it was later clarified that since the non-conformity per SEBC 101.4 would not be

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Follow Up Building Code Questions

- 1. If the existing stair and balcony configuration were maintained, would the narrow corridor width at the chimney and at doors that open onto the balcony need to be increased or would they be acceptable as an existing nonconformity? The narrow path at the chimney is an unsafe condition that requires mitigation per SEBC 101.14. Doors are acceptable. RR/SDCI 2/09/21
- If the existing configuration were maintained, would be acceptable to have an alarm with a delay on the balcony side of the unlocked doors giving access to the interior stairs? It is not clear what is being proposed by "delay". Delayed egress locking per SBC 1010.1.9.7 is acceptable, if satisfying the conditions (the most demanding being full NFPA 13 sprinkler system in the building or smoke/heat detection. RR/SDCI 2/09/21
- 3.If the new stair at the north end of the balcony had the same configuration as the current stair then: 3a: If a new stair were added at the south end of the balcony and in line with the balcony as shown in the proposed Option 1 would openings adjacent to the stair require full 1 hour fire protection or would 45 minute fire protection for openings be code compliant? See above; no protection is required if two remote stairs connected by balconies are provided. RR/SDCI 2/09/21
- 3b: If the new stair at the south end of the balcony were a stair tower like the existing stair with the balcony between it and the building, would doors and windows within 10 feet of the new stair need 45minute fire protection? Yes, if it requires protection per previous discussion. RR/SDCI 2/09/21
- 4. We understand that full one hour fire protection is required for the balconies. If the stair structure(s) were steel, would that steel also need to be fire protected with intumescent paint? The stair itself, including reasonable landings, does not have to be protected. RR/SDCI 2/09/21
- 5. We understand that a one hour fire rating is not required for the stair treads and risers. Is it acceptable for the stairs treads to be closely spaced metal steel grates? Yes, it is acceptable. RR/SDCI 2/09/21

2015 SBC Sections for Reference SECTION 1021 EGRESS BALCONIES

1021.1 Balconies used for egress purposes shall conform to the same requirements as corridors for minimum width, required capacity, headroom, dead ends and projections. 1021.2 Wall separation. Exterior egress balconies shall be separated from the interior of the building by walls and opening protectives as required for corridors. Exceptions: 1. Separation is not required where the exterior egress balcony is served by not less than two stairways and a deadend travel condition does not require travel past an unprotected opening to reach a stairway.2.Separation is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

SECTION 1027 EXTERIOR EXIT STAIRWAYS AND RAMPS 1027.5 Exterior exit stairways and ramps shall have a minimum fire separation distance of 10 feet (3048mm) measured at right angles from the exterior edge of the stairway or ramps, including landings, to:1. Adjacent lot lines.2. Other portions of the building.3. Other buildings on the same lot unless the adjacent building exterior wall sand openings are protected in accordance increased the windows would not have to be protected. Confirmed, only if the stair is replaced in its current configuration. RR/SDCI 2/09/21

If acceptable to the Landmarks Board would either of the two options shown in the attached preliminary plans set be required by SDCI in order to have more code compliant exiting? The proposed options eliminate the dead end corridor condition and provide more than the required minimum clearance beyond each door opening onto the decks.

SDCI: Option 2 would not be acceptable. The stairs need to be connected by balconies. This is required if the reconfigured stairs are not separated from the building by 1 hr rated construction, including \(^3\)-hr rated opening protectives for windows and doors, which is not currently provided existing openings are not rated; see SBC 1027.6 exc 2. RR/SDCI 2/09/21

A configuration like Option 1 could be code compliant, but windows and doors adjacent to the stairs would need to be fire protected. Windows and doors adjacent to balconies would not have to fire protected. No; see above - Option 1 shows remote stairs connected by balconies, in compliance with the referenced exception, and therefore does not require protection. The dead-end condition at south first floor is not significant and is acceptable. RR/SDCI 2/9/21

In order to avoid maintenance issues due to water intrusion on the exterior decks, it would be preferable to have open but tightly spaced steel grates as the walking surfaces on both the exterior stairs and the decks. Would this be code compliant?

SDCI: No the balconies must have 1 hour fire protection. This can be achieved with heavy timber construction or a 1-hour rated floor/ceiling assembly or with steel with 1 hour fire protection. 1 hour fire protection for steel could be achieved with intumescent paint, but durability in an exterior environment could be a concern. At the decks the intumescent would be on the underside, but protection on the upper side such as a concrete deck would also be required. Protection on upper side is not required; what probably was said was that there are rated assemblies with unprotected steel deck that however require certain thickness of concrete above it. RR/SDCI 2/09/21

Landmarks

Digitally signed

Sarah.Sodt@seattle.gov

DON Comments:

If the replacement is in the same configuration, it could be approved administratively.

Since this structure is on a secondary façade and not on a street elevation, the Landmarks Preservation Board is likely to have some flexibility in what they will approve. It may be acceptable to have simpler picket railings instead of replicating the current X-cross railings.

The walking surface of the balconies will not be something that the Landmarks Preservation Board will have special requirements for.

The information presented above is the architect's best interpretation and summary of the meeting discussions and related decisions. Please notify the architect of any questions or necessary changes.

ADDENDUM

with Section 705 based on fire separation distance. For the purposes of this section, other portions of the building shall be treated as separate buildings.

1027.6 Exterior exit stairway and ramp protection. Exterior exit stairways and ramps hall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the exterior wall shall be rated in accordance with Section 1023.7.

Exception 3. Separation from the open-ended corridor of the building is not required for exterior exit stairways or ramps, provided that Items 3.1 through 3.5 are met: The building, including open-ended corridors, and stairways and ramps, shall be equipped

- throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
- The open-ended corridors comply with Section 1020.
- The open-ended corridors are connected on each end to an exterior exit stairway or ramp complying with Section 1027.
- The exterior walls and openings adjacent to the exterior exit stairway or ramp comply with Section 1023.7 and 1027.7.
- At any location in an open-ended corridor where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m2) or an exterior stairway or ramp shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases.

1027.7 Exterior exit stairway and ramp exterior walls

Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the top-most landing of the stairway or to the roof line, whichever is lower.

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JENSEN BLOCK

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ISSUED SETS NO DATE DESCRIPTION 1 08/16/21 LANDMARKS

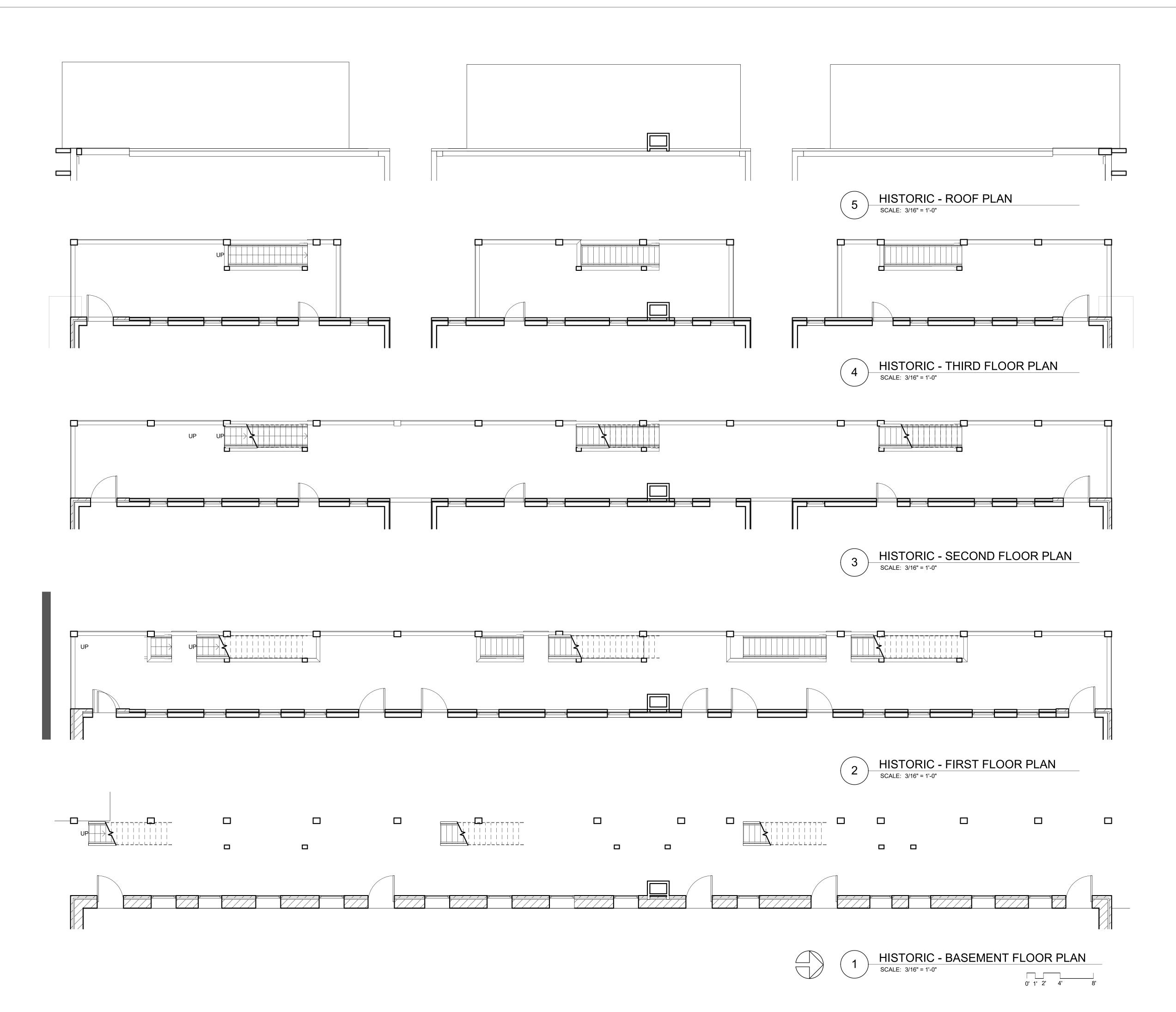
REVISIONS / NOTES NO DATE DESCRIPTION

SDCI STAMP

TITLE

PRESUBMITTAL CONFERENCE NOTES

MUP# SDOT# PERMIT # DRAWN CHECKED ISSUE DATE 08/16/21 JOB NO. 21017 SHEET NO.:



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REVISIONS / NOTES
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TITLE

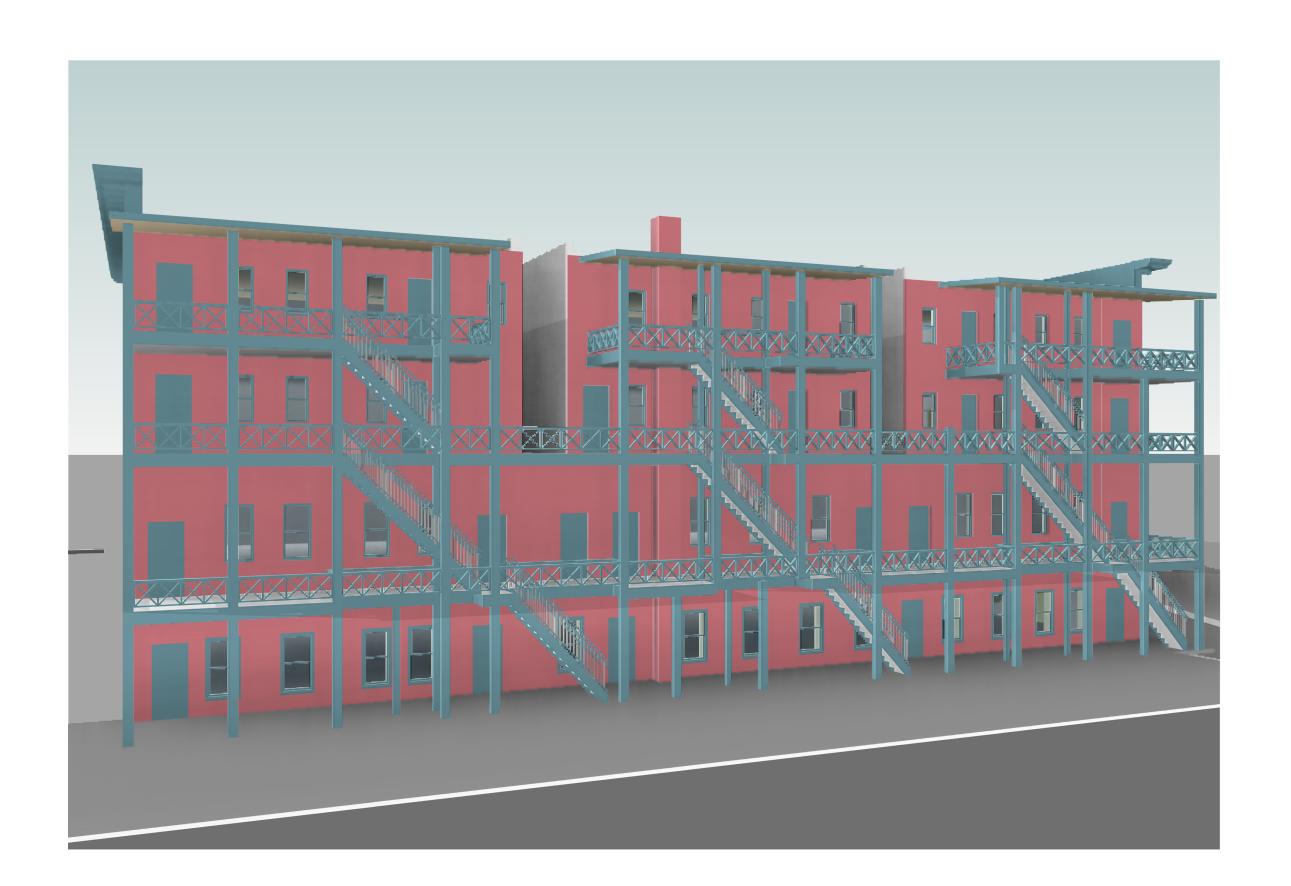
HISTORIC EXTERIOR DECK & STAIR PLANS

MUP #
SDOT #
PERMIT #
DRAWN JD
CHECKED PD
ISSUE DATE 08/16/21
JOB NO. 21017
SHEET NO.:

G040







2 HISTORIC - CORNER VIEW
SCALE: NTS



3 EXISTING - STREET VIEW
SCALE: NTS



HISTORIC - STREET VIEW

SCALE: NTS



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ISSUED SETS
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REVISIONS / NOTES
NO DATE DESCRIPTION

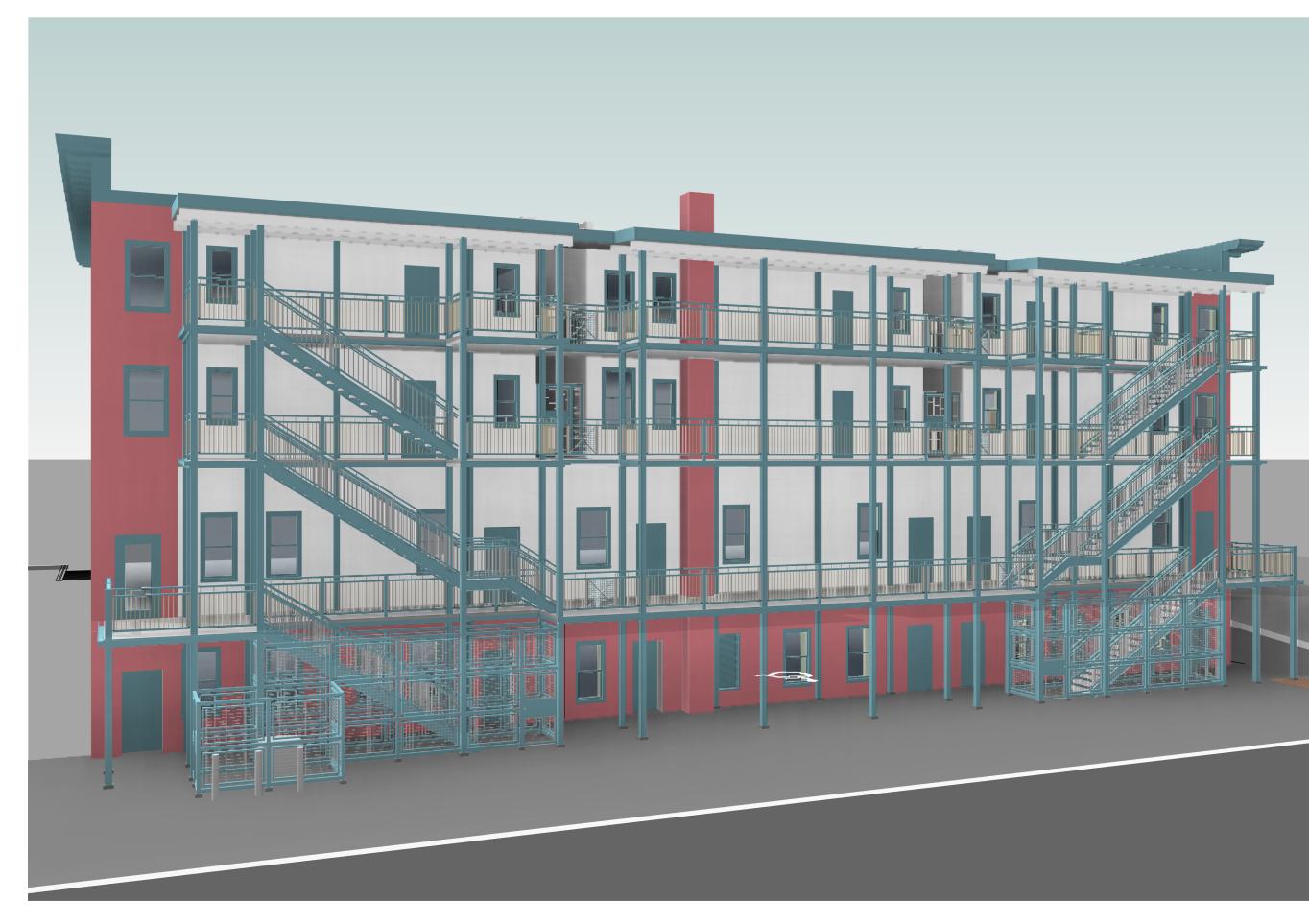
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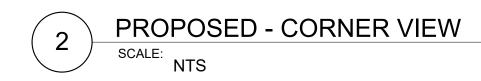
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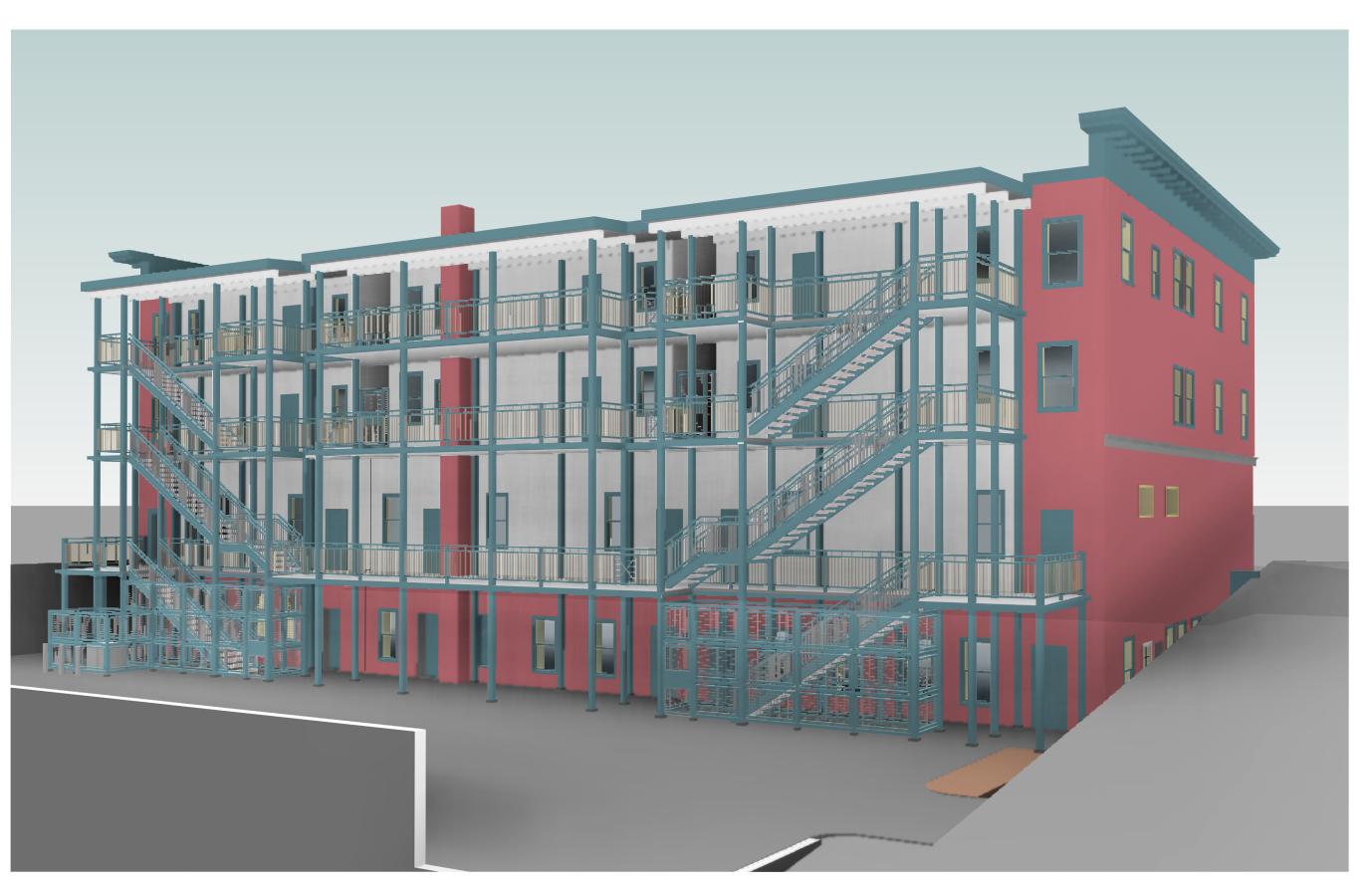
PERSPECTIVE VIEWS -HISTORIC AND EXISTING

MUP #
SDOT #
PERMIT #
DRAWN JD
CHECKED PD
ISSUE DATE 08/16/21
JOB NO. 21017
SHEET NO.:

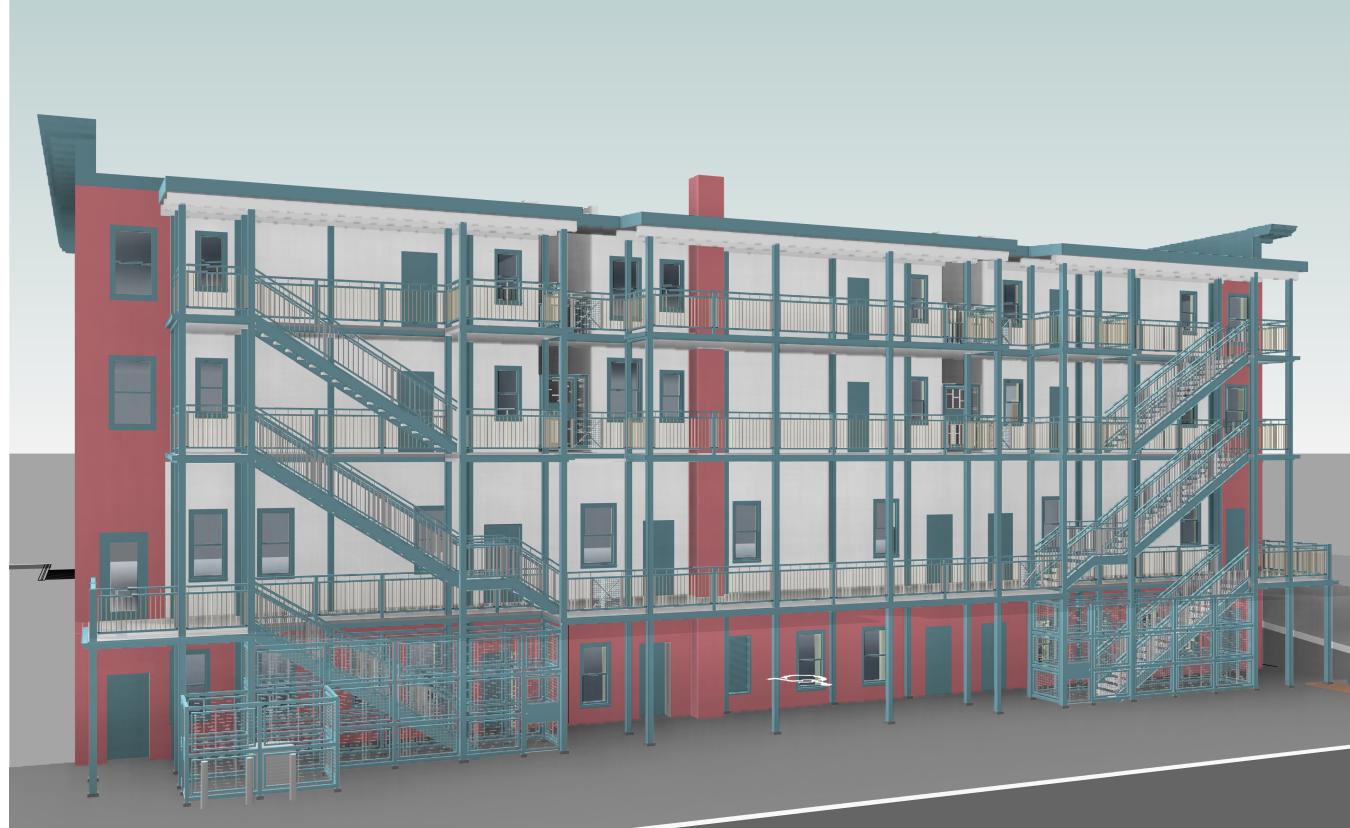
G050







PROPOSED - STREET VIEW
SCALE: NTS



REVISIONS / NOTES
NO DATE DESCRIPTION

ISSUED SETS

NO DATE DESCRIPTION

1 08/16/21 LANDMARKS

ARCHITECTS

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JENSEN

BLOCK

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TITLE

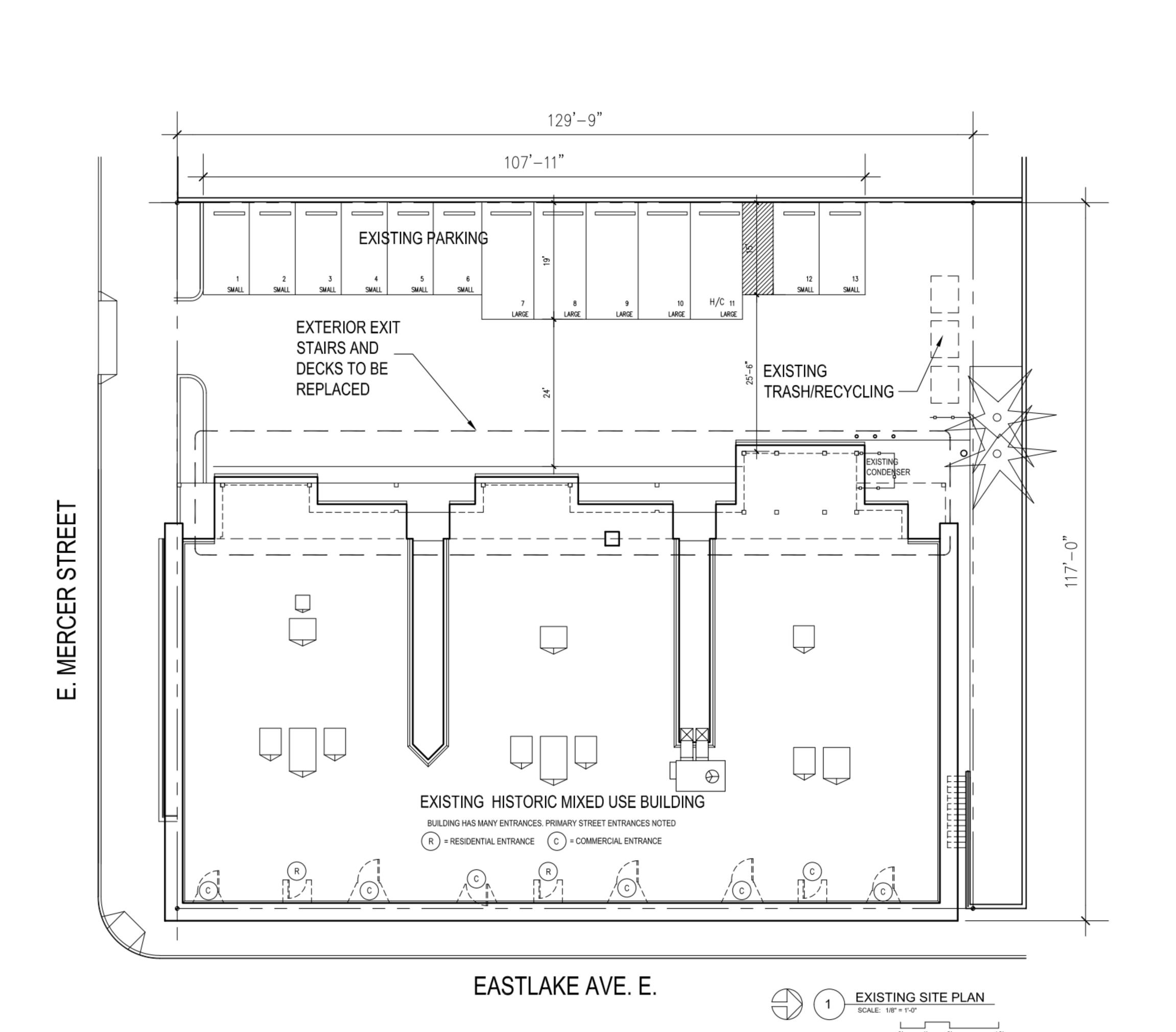
PERSPECTIVE VIEWS -PROPOSED

MUP# SDOT# PERMIT # DRAWN PD CHECKED 08/16/21 **ISSUE DATE** JOB NO. 21017 SHEET NO.:

PROPOSED MATERIALS AND ASSEMBLIES

STRUCTURE - STEEL PROTECTED WITH INTUMESCENT PAINT AND PAINTED TO MATCH EXISTING CORNICE CONCRETE DECK ON STEEL (1HR FIRE RATED)

STAIRS - CONCRETE RISERS AND TREADS WITH STEEL RAILINGS PAINTED TO MATCH EXISTING CORNICE STEEL SECURITY MESH



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REVISIONS / NOTES
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SDCI STAMP

TITLE

EXISTING SITE PLAN

MUP#	
SDOT#	
PERMIT#	
DRAWN	PD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

EX100



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SDCI STAMP

TITLE

EXISTING
PARKING &
STAIRS
BASEMENT PLAN

MUP#	
SDOT#	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
JOB NO.	21017
SHEET NO.:	

EX101



EXISTING

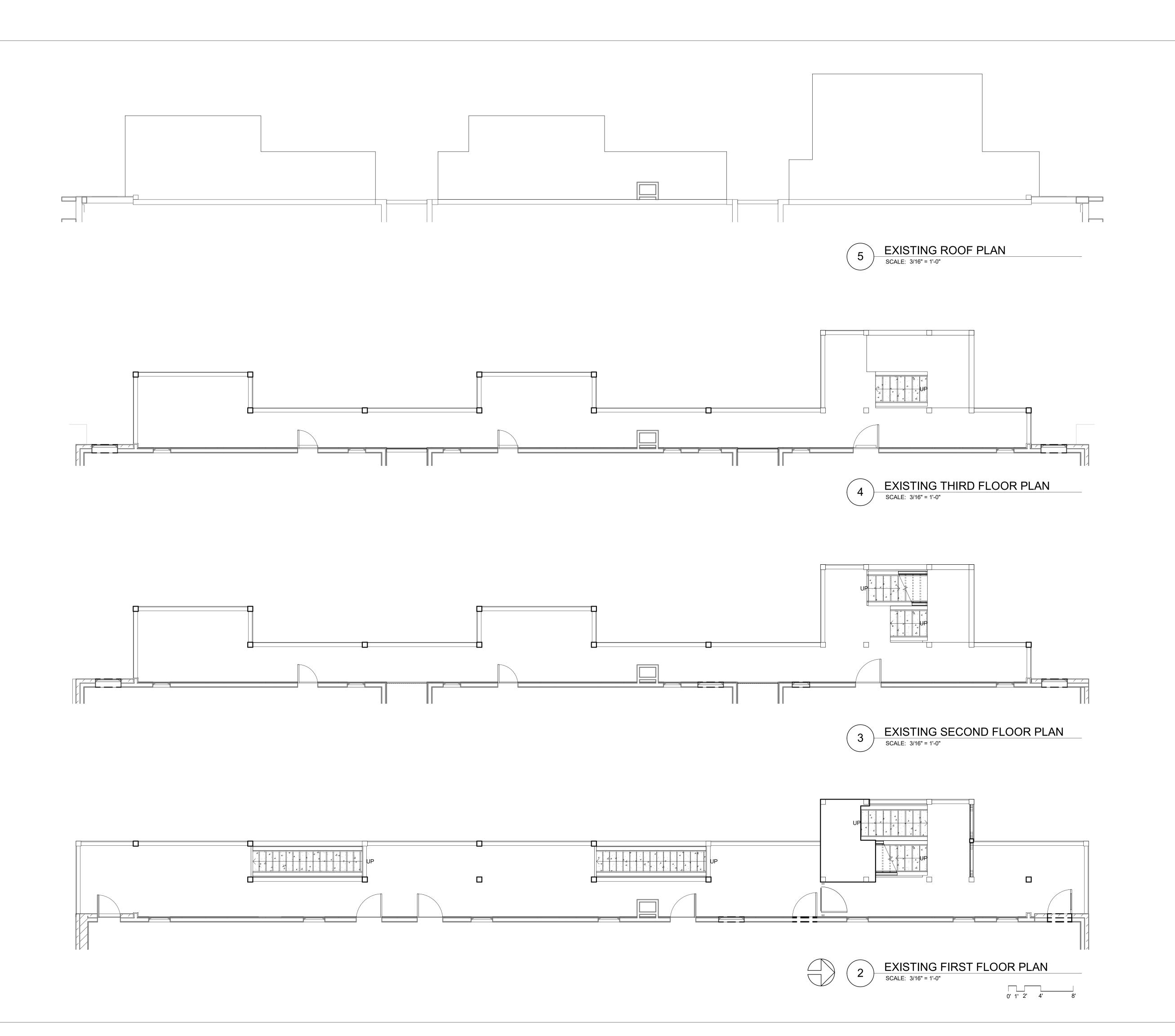
EXISTING PARKING

TRASH/RECYCLING

EXISTING TREES

EXISTING FENCE

EXISTING UTILITY POLE





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REVISIONS / NOTES
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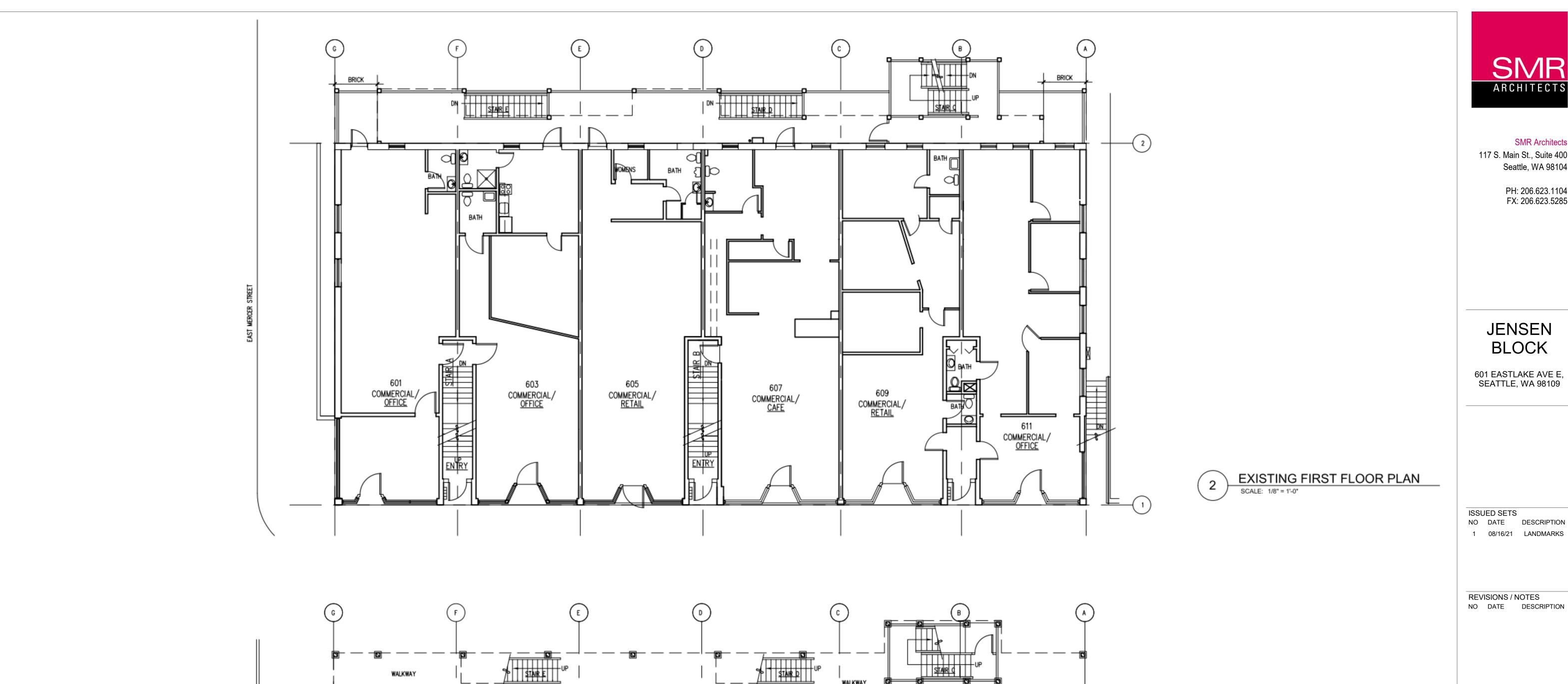
SDCI STAMP

TITLE

EXISTING EXTERIOR DECK & STAIR PLANS

IUP#	
SDOT#	
PERMIT #	
RAWN	JD
CHECKED	PD
SSUE DATE	08/16/21
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SHEET NO.:	

EX102



PROPERTY MANAGER'S OFFICE

COMMONS ROOM

STORAGE

STORAGE

STORAGE

BEDROOM

ADAPT. ACCESS. UNIT 29 LIMNG

<u>UNIT</u>

STORAGE

<u>UNIT</u>

KITCHEN E



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ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES

SDCI STAMP

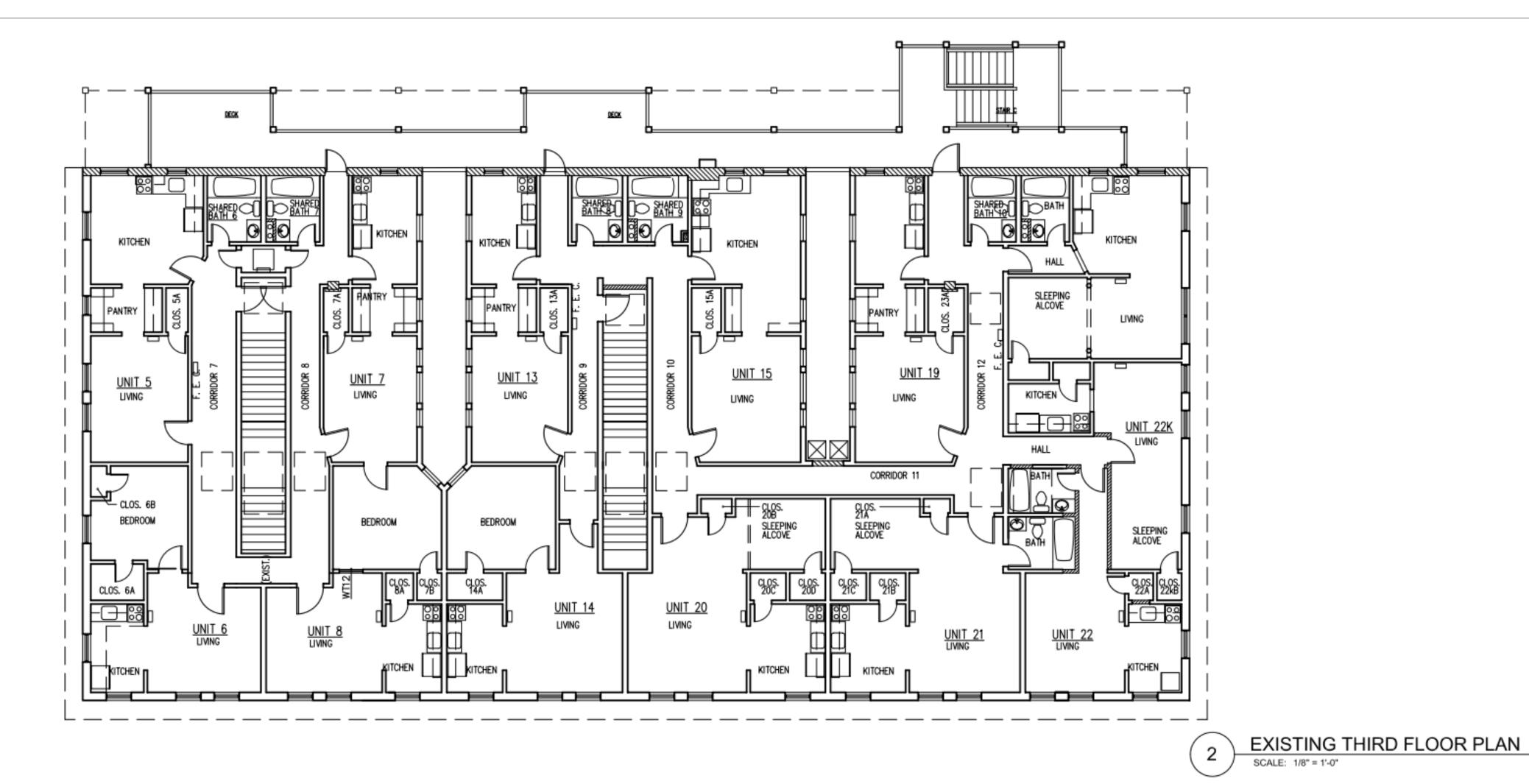
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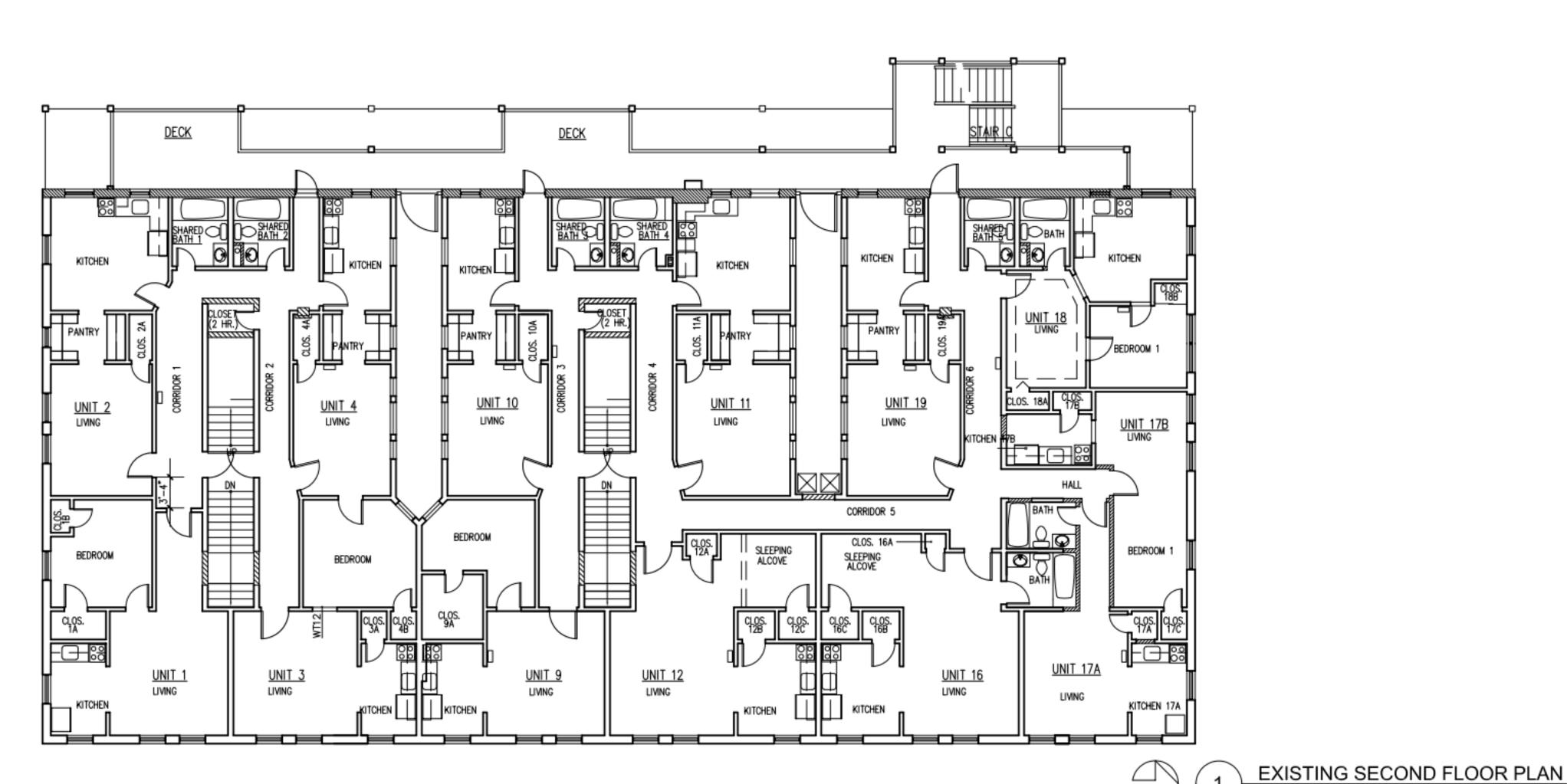
EXISTING BASEMENT & FIRST FLOOR PLAN

MUP# SDOT# PERMIT# DRAWN PD CHECKED **ISSUE DATE** 08/16/21 JOB NO. 21017 SHEET NO.:

EX110

EXISTING BASEMENT PLAN







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ISSUED SETS

NO DATE DESCRIPTION

1 08/16/21 LANDMARKS

REVISIONS / NOTES
NO DATE DESCRIPTION

SDCI STAMP

TITLE

EXISTING SECOND & THIRD FLOOR PLAN

MUP#	
SDOT#	
PERMIT #	
DRAWN	JD
CHECKED	PD
ISSUE DATE	08/16/21
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SHEET NO.:	

EX120

SCALE: 1/8" = 1'-0"



2 EXISTING - WEST ELEVATION

SCALE: 1/8" = 1'-0"



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ISSUED SETS NO DATE

NO DATE DESCRIPTION
1 08/16/21 LANDMARKS

REVISIONS / NOTES
NO DATE DESCRIPTION

SDCI STAMP

TITLE

WEST ELEVATION -HISTORIC & EXISTING

MUP #
SDOT #
PERMIT #
DRAWN JD
CHECKED PD
ISSUE DATE 08/16/21
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FX200

SHEET NO.:



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ISSUED SETS

NO DATE DESCRIPTION

1 08/16/21 LANDMARKS

REVISIONS / NOTES
NO DATE DESCRIPTION

SDCI STAMP

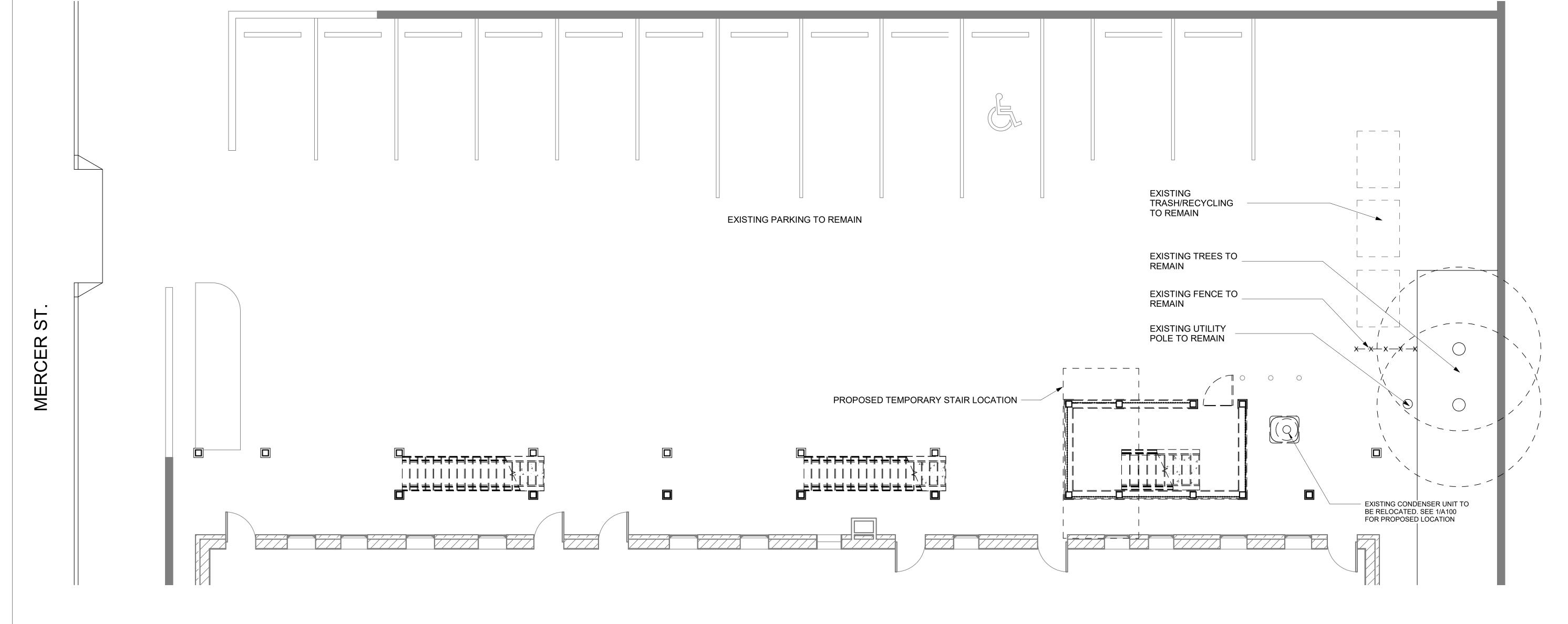
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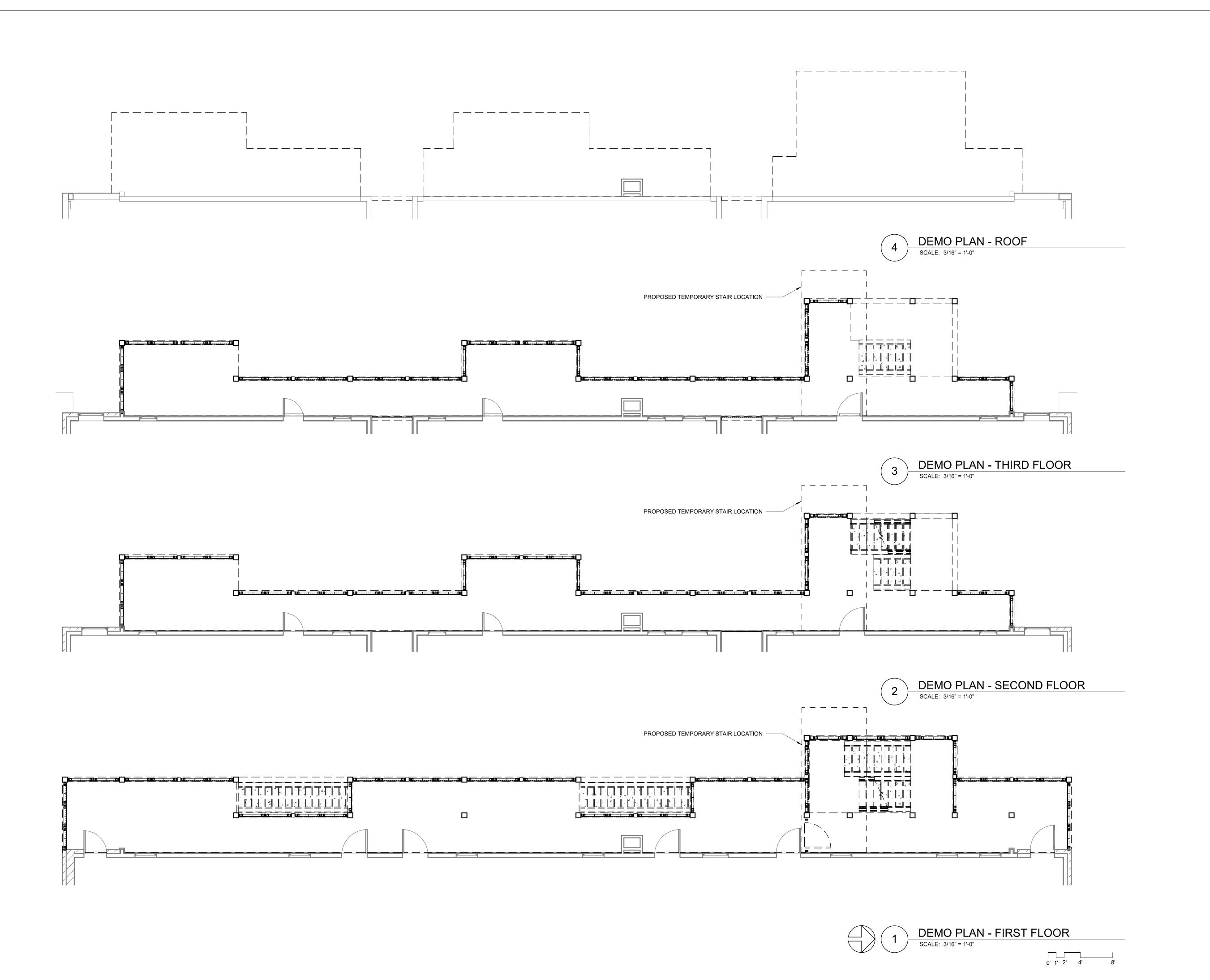
DEMO PLANS

MUP #
SDOT #
PERMIT #
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JOB NO. 21017
SHEET NO.:

DEMO PLAN - BASEMENT SCALE: 3/16" = 1'-0"

D100







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ISSUED SETS

NO DATE DESCRIPTION

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REVISIONS / NOTES
NO DATE DESCRIPTION

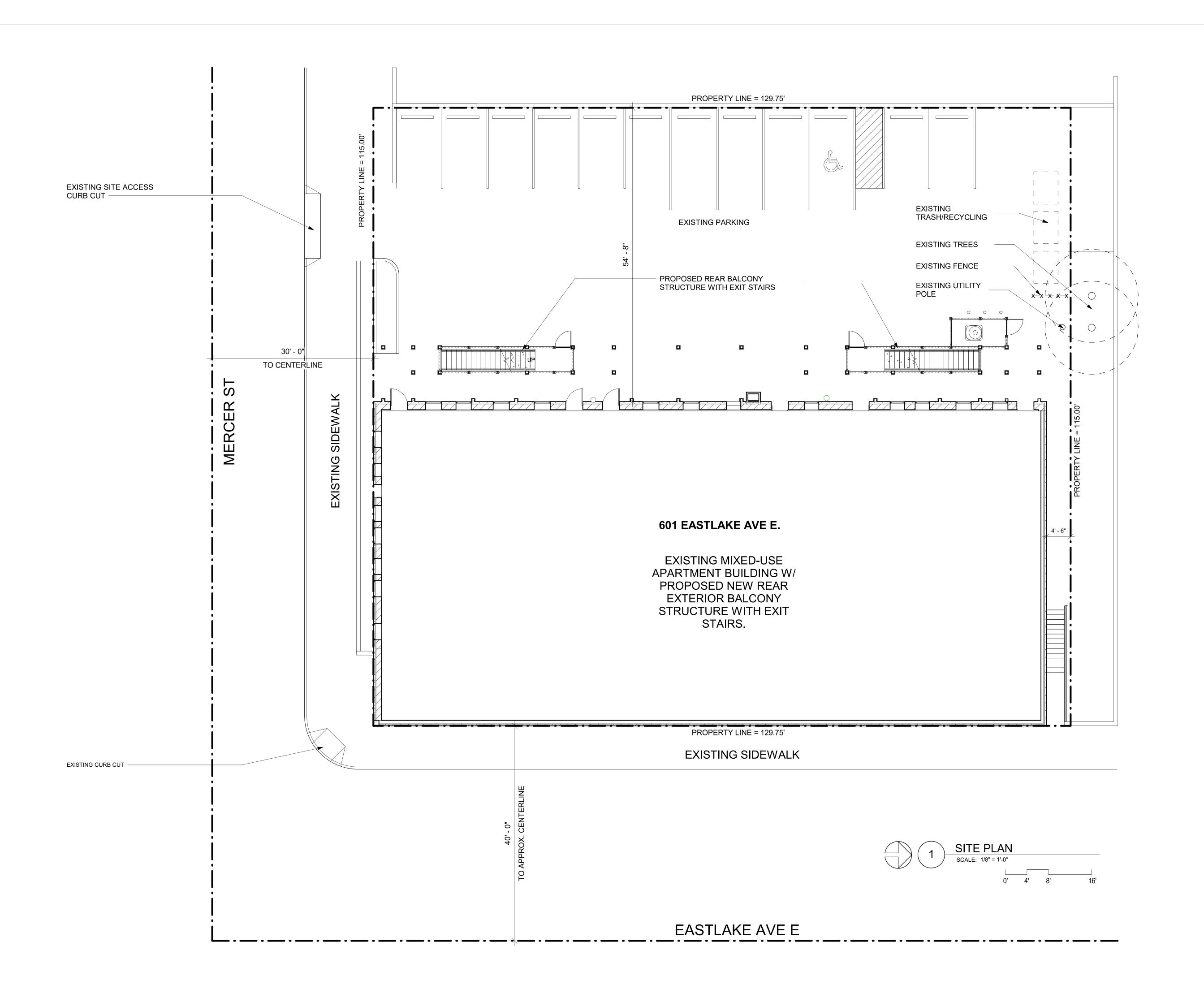
SDCI STAMP

TITLE

DEMO PLANS

MUP #
SDOT #
PERMIT #
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D101





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SITE PLAN

MUP #
SDOT #
PERMIT #
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CHECKED
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ISSUED SETS
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REVISIONS / NOTES
NO DATE DESCRIPTION

SDCI STAMP

TITLE

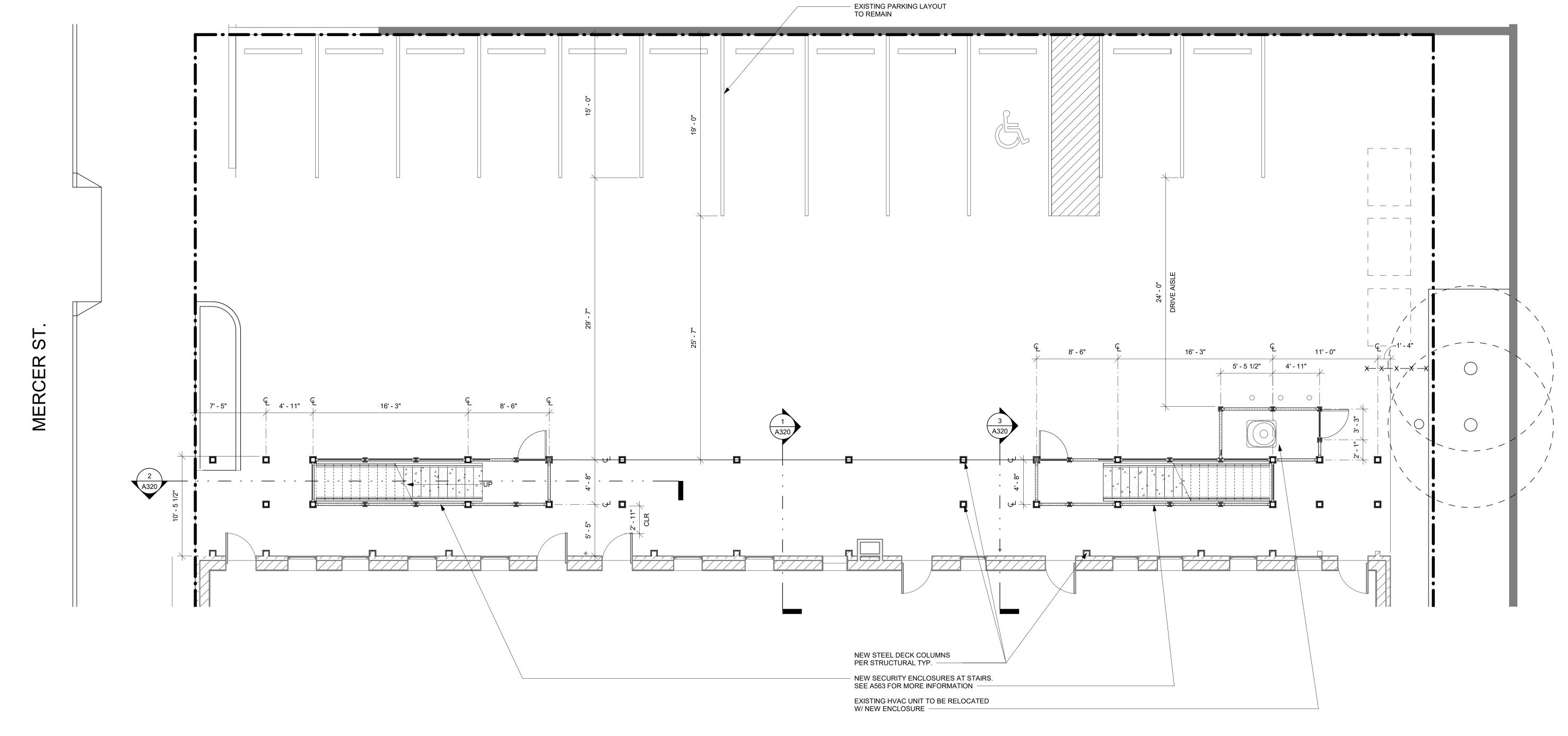
PROPOSED
PARKING &
STAIRS
BASEMENT PLAN

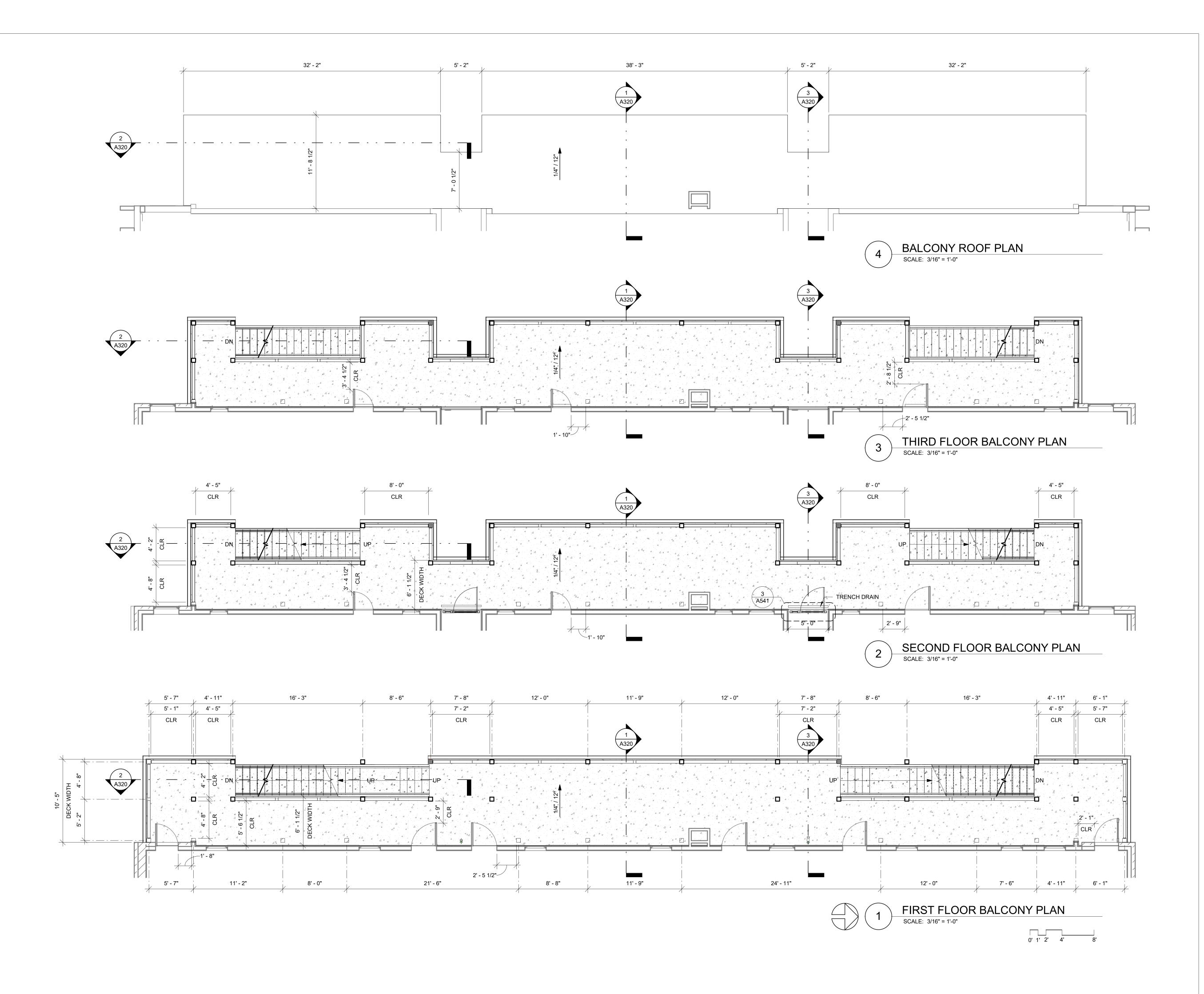
MUP #
SDOT #
PERMIT #
DRAWN JD
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JOB NO. 21017
SHEET NO.:

PARKING AND BASEMENT LEVEL PLAN

SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 8'







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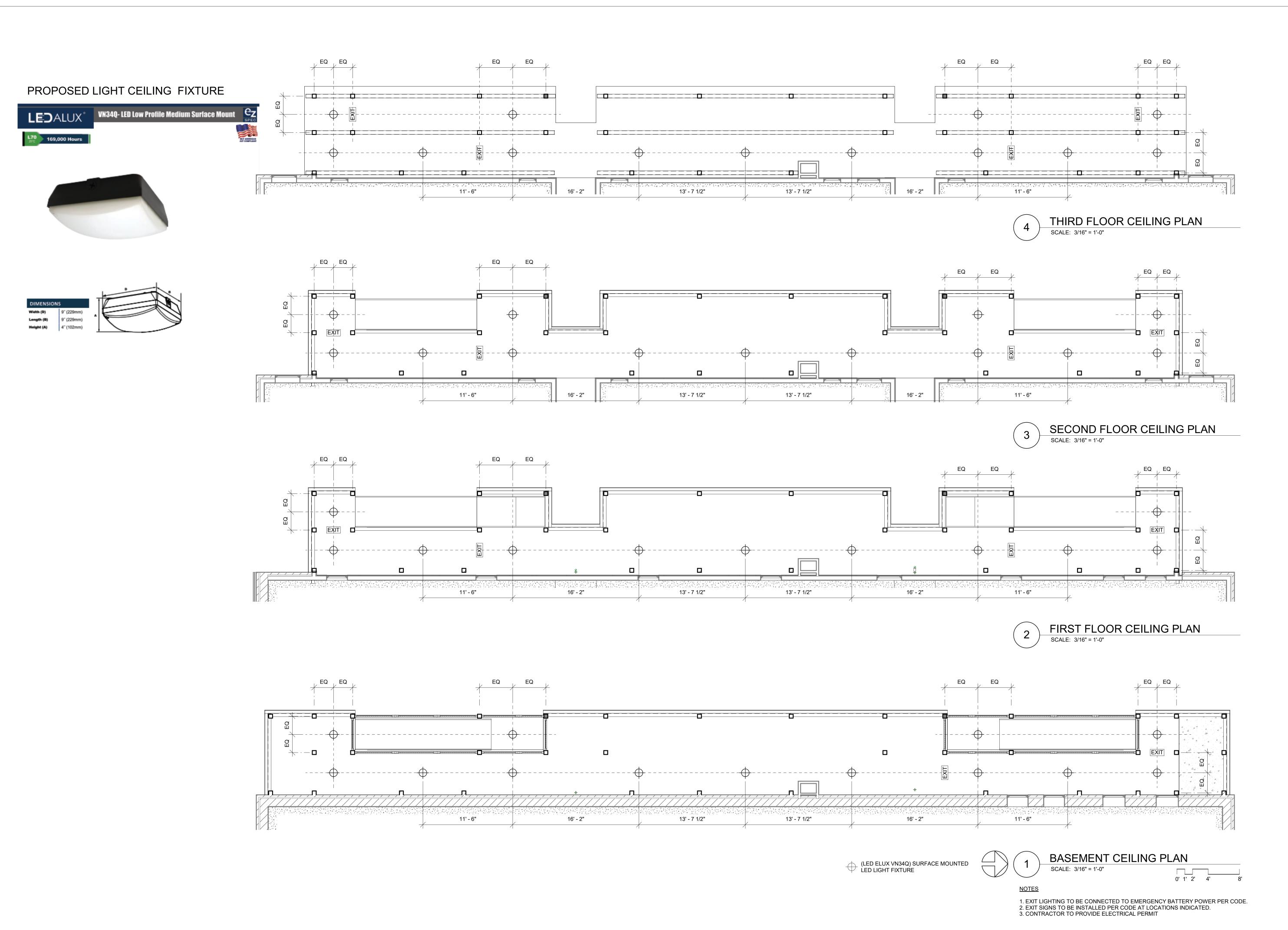
REVISIONS / NOTES
NO DATE DESCRIPTION

SDCI STAMP

TITLE

PROPOSED EXTERIOR DECK & STAIRS

MUP #
SDOT #
PERMIT #
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ISSUE DATE 08/16/21
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REVISIONS / NOTES
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SDCI STAMP

TITLE

REFLECTED CEILING PLANS

MUP #
SDOT #
PERMIT #
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ISSUE DATE 08/16/21
JOB NO. 21017
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ISSUED SETS
NO DATE DESCRIPTION

1 08/16/21 LANDMARKS

REVISIONS / NOTES
NO DATE DESCRIPTION

SDCI STAMP

TITLE

WEST ELEVATION PROPOSED

MUP #
SDOT #
PERMIT #
DRAWN JD
CHECKED PD
ISSUE DATE 08/16/21
JOB NO. 21017
SHEET NO.:

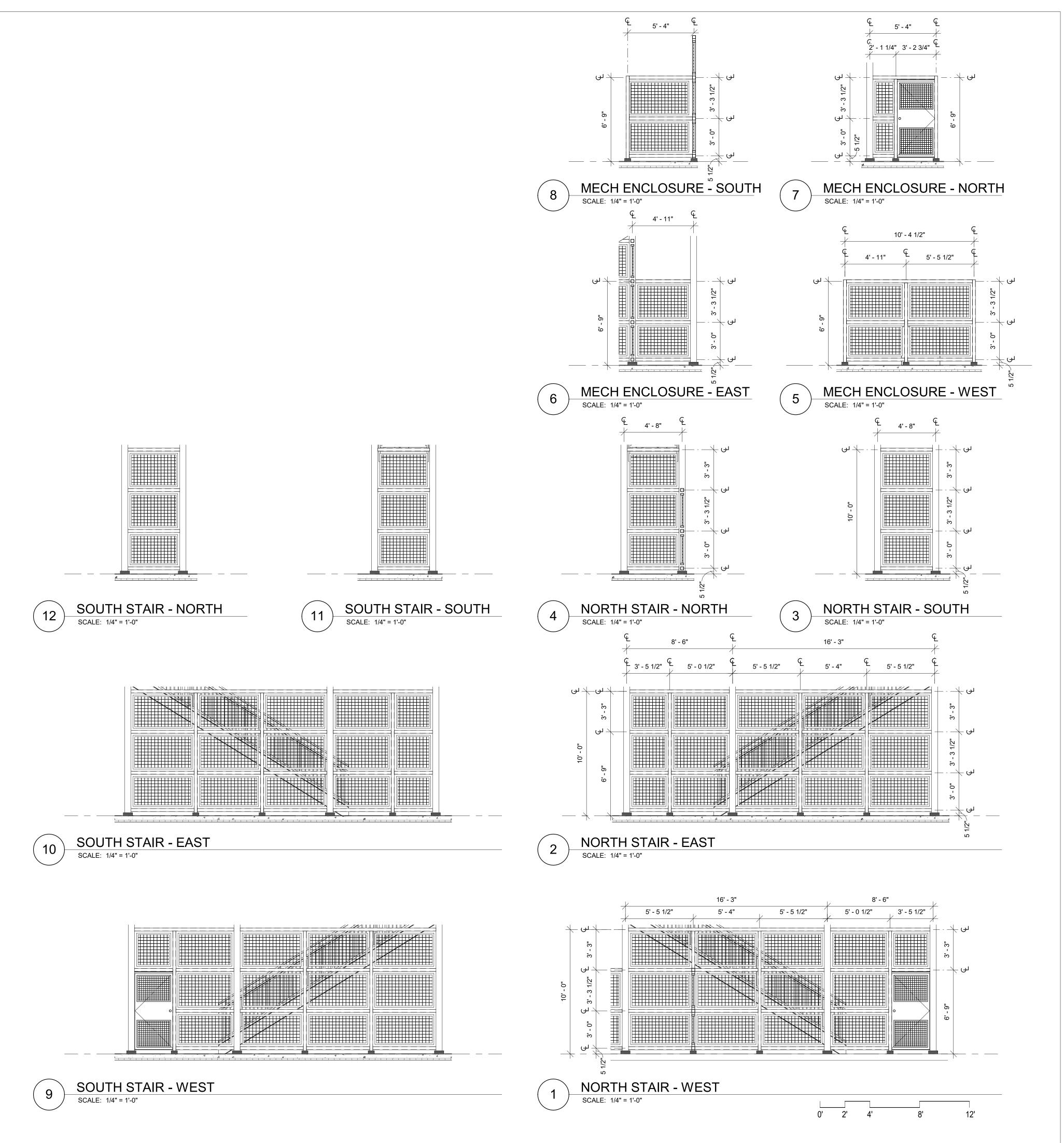
NOTES:

1. EXISTING BRICK VENEER TO REMAIN. REPAIR AT AREAS OF WORK TO MATCH EXISTING U.N.O. 0' 4' 8' 16'

2. EXISTING PLASTER FINISH TO REMAIN. REPAIR AT AREAS OF WORK TO MATCH EXISTING U.N.O.

3. NEW DECK FRAMING, RAILINGS, GATES, FASCIAS, AND GUTTERS TO BE PAINTED TO MATCH EXISTING DECK AND TRIM COLOR. VERIFY PAINT SELECTION WITH ARCHITECT.





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ISSUED SETS
NO DATE DESCRIPTION
1 08/16/21 LANDMARKS

REVISIONS / NOTES
NO DATE DESCRIPTION

SDCI STAMP

TITLE

SECURITY ENCLOSURES -ELEVATIONS

MUP #
SDOT #
PERMIT #
DRAWN JD
CHECKED PD
ISSUE DATE 08/16/21
JOB NO. 21017
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ISSUED SETS
NO DATE DESCRIPTION
1 08/16/21 LANDMARKS

REVISIONS / NOTES
NO DATE DESCRIPTION

SDCI STAMP

TITLE

STAIR & DECK SECTIONS

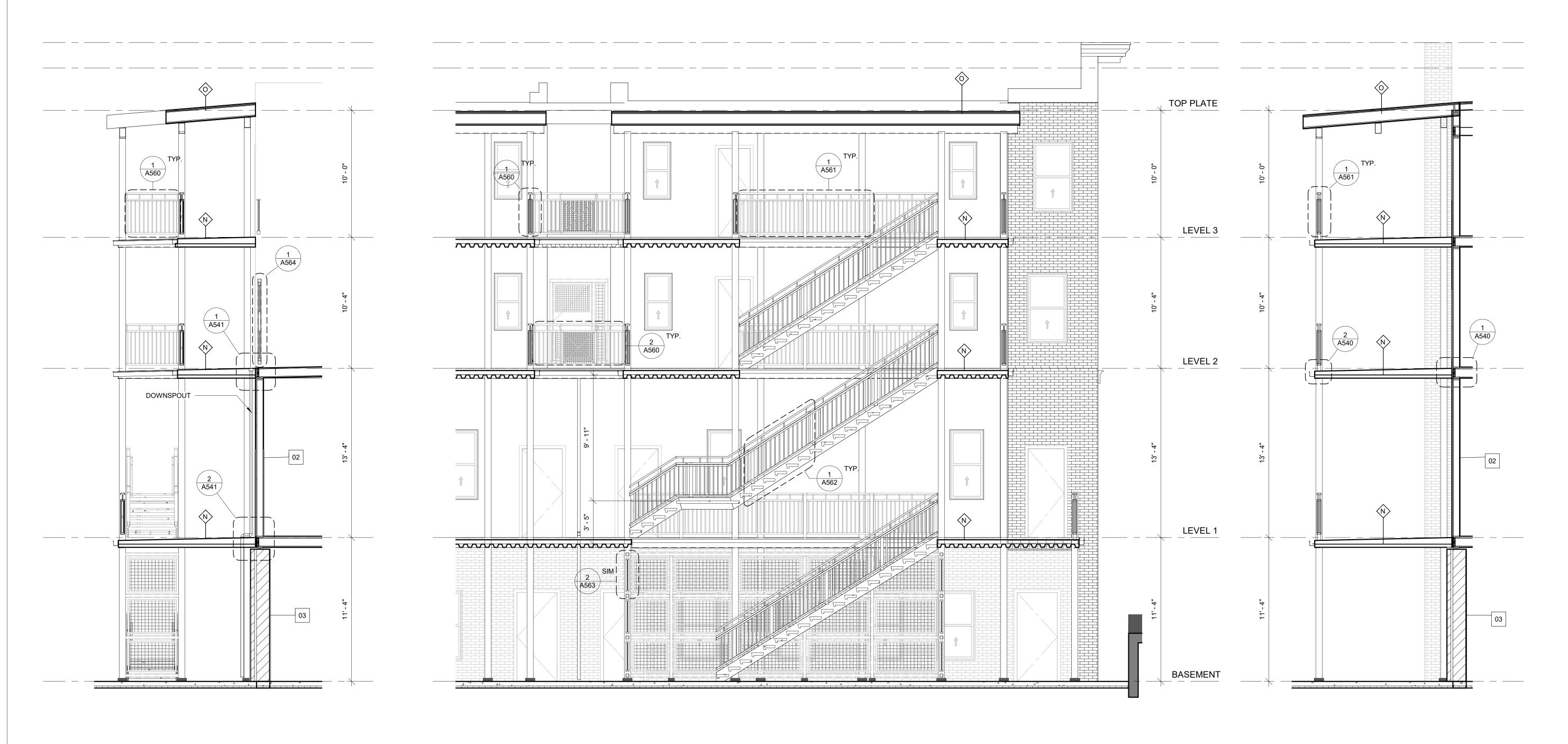
MUP #
SDOT #
PERMIT #
DRAWN JD
CHECKED PD
ISSUE DATE 08/16/21
JOB NO. 21017

SHEET NO.:

DECK SECTION 01

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 12



3 DECK SECTION AT LIGHT WELL

SCALE: 1/4" = 1'-0"



WAL	L ASSEMBLY TY	PES: EXISTING EXTERIOR WALLS			
NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING & REPORT NO.	S.T.C. RATING & REPORT NO.	THERMAL
(01)	INT. EXT.		EXISTING 1 HOUR WALL	NR	-
MASONRY ON WOOD STUDS (EX)		(1) LAYER 5/8" TYPE "X" GWB R-21 UNFACED BATT INSULATION 2X6 WOOD STUD FRAMING @ 16" O.C. MAXIMUM STRUCTURAL PLYWOOD SHEATHING AIR BARRIER/WEATHER RESISTIVE BARRIER (WRB), LAP AND SEAL SEAMS			
MASONRY		2" MINIMUM AIR SPACE 3-5/8" X 2-1/4" X 8" MASONRY VENEER			
(02)	INT. EX		EXISTING 1 HOUR WALL	NR	-
STUCCO ON WOOD STUDS (EX)		(1) LAYER 5/8" TYPE "X" GWB R-21 UNFACED BATT INSULATION 2X6 WOOD STUD FRAMING @ 16" O.C. MAXIMUM STRUCTURAL PLYWOOD SHEATHING AIR BARRIER/WEATHER RESISTIVE BARRIER (WRB), LAP AND SEAL SEAMS STUCCO FINISH ON SELF-FURRING METAL LATH			
03 >	INT. EX		EXISTING 1 HOUR WALL	NR	-
MASONRY ON STRUCTURAL MASONRY (EX)		(1) LAYER 5/8" TYPE "X" GWB 12" STRUCTURAL MASONRY WALL (VERIFY ON SITE) AIR BARRIER/WEATHER RESISTIVE BARRIER (WRB), LAP AND SEAL SEAMS 2" MINIMUM AIR SPACE 3-5/8" X 2-1/4" X 8" MASONRY VENEER			

NO.	DIAGRAM	ASSEMBLY COMPONENTS	FIRE RATING & REPORT NO.	S.T.C. RATING & REPORT NO.	THERMAL
N		-	-	-	-
EGRESS BALCONY 1 HR RATED		CONCRETE SLAB 2.5" MINIMUM THICKNESS OVER 2" CELLULAR DECKING, DEPTH AND GUAGE PER STRUCTURAL. CONCRETE TO BE FINISHED WITH WEATHERPROOF SEAL.	1-HR ANSI / UL 263 BXUV DESIGN NO. D990	NA	N
1 HR R		SPRAY-APPLIED FIRE RESISTIVE COATING (MASTIC & INTUMESCENT COATING) HILTI - ALL WEATHER HIGH BUILD - CFP-SP AWHB			
\Diamond		-	-	-	
V		TORCH-DOWN ROOFING PER SPECIFICATION			
-CONY		1/2" PLYWOOD SHEATHING PER STRUCTURAL			
		2X10 WOOD JOISTS @ 24" O.C. PER STRUCTURAL			
EGRESS BAL ROOF 1 HR RATED		• (2) LAYERS 5/8" TYPE 'X' GWB	1-HR FM FC 172, 2-25-72; ITS, 8-6-98	NA	

BXUV.D990 - Fire-resistance Ratings - ANSI/UL 263 BXUV.D990 - Fire-resistance Ratings - ANSI/UL 263 ONLINE CERTIFICATIONS DIRECTORY Design No. D990 BXUV.D990 Fire-resistance Ratings - ANSI/UL 263 Page Bottom Design/System/Construction/Assembly Usage Disclaimer 11/2" OR 3" Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
 Authorities Having Jurisdiction should be consulted before construction. SECTION A-A Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuence encountered in the field.
 When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction. Beam - W6 x 25, minimum size. Normal-Weight or Lightweight Concrete — Normal-weight concrete, carbonate or siliceous aggregate, 3500 psi nominal compressive strength. Low-density concrete, expanded shale, clay or slate aggregate by rotary kiln method, · Only products which bear UL's Mark are considered Certified. 110±3 lb/ft3 density, 3500 psi nominal compressive strength. Welded Wire Fabric — 6 x 6-W1.4 x W1.4. BXUV - Fire Resistance Ratings - ANSI/UL 263 3. Steel Floor Units* - Composite or noncomposite floor units, 22 MSG thick fluted sections, welded to supports with 3/4 in, puddle welds spaced 12 in, OC. Adjacent units button punched or welded 12 in, OC along side joints. When the maximum clear span of the steel floor units is less than or equal to the tested span of 9 ft - 6 in., the unrestrained assembly rating is increased to 1 Hr and 1-1/2 Hr to match the unrestrained beam rating. BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada See General Information for Fire-resistance Ratings - ANSI/UL 263 DECK WEST INC - 36 in. wide Type 3-DW See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design No. D990 KAM INDUSTRIES LTD, DBA CORDECK - Types QL-99, QL-WKX March 10, 2016 Restrained Assembly Ratings - 1, 1-1/2 and 2 Hr. (See Item 4) VULCRAFT, DIV OF NUCOR CORP - 24 or 36 in. wide Types 3VL1 and 3VLP. Phos/ptd Type 3VLI units Unrestrained Assembly Ratings - 0 Hr. (See Item 3) Mastic and Intumescent Coating* — Mastic coating spray or brush applied in accordance with manufacturer's instructions to the minimum dry film thicknesses shown below: The thickness shown does not include primer thickness. Unrestrained Beam Ratings - 1 Hr. (See Item 4) This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide <u>BXUV</u> or <u>BXUV7</u> Min Dry Min Dry Thickness Thickness Thickness, In * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively. Fire Finish CFP-SP WB Finish CFP-SP Assembly Rating, Hr. Assembly Rating, Hr. Beam Rating, Hr. Normal-Weight Lightweight Concrete Concrete on Beam, on Beam, inches mm 0 (see Item 0 (see Item 2-3/4 0 (see Item 3-1/4 HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — Fire Finish CFP-SP WB investigated for Conditioned Interior SEE TABLE BELOW SEE TABLE BELOW Primer Coating — (Not Shown) — 60 micron (2 mil) thickness of a two component epoxy primer or 60 micron (2 mil) thickness of an alkyd primer or 60 micron (2 mil) thickness of an acrylic primer or 60 micron (2 mil) thickness of a

6. Shear Connectors -- (Optional) (Not Shown) -- Studs, 3/4 in. diam by 4-1/2 in. long, headed type or equivalent per

 Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

http://database.ul.com/cgi-bin/XYV/template/LISEXT/1FRAME/showpage.html?name=B... 7/20/2016

AISC specification. Welded to the top flange of the beam, through the deck.

Last Updated on 2016-03-10



SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285

JENSEN BLOCK

601 EASTLAKE AVE E, SEATTLE, WA 98109

ISSUED SETS

NO DATE DESCRIPTION
1 08/16/21 LANDMARKS

REVISIONS / NOTES

NO DATE DESCRIPTION

SDCI STAMP

TITLE

ASSEMBLIES

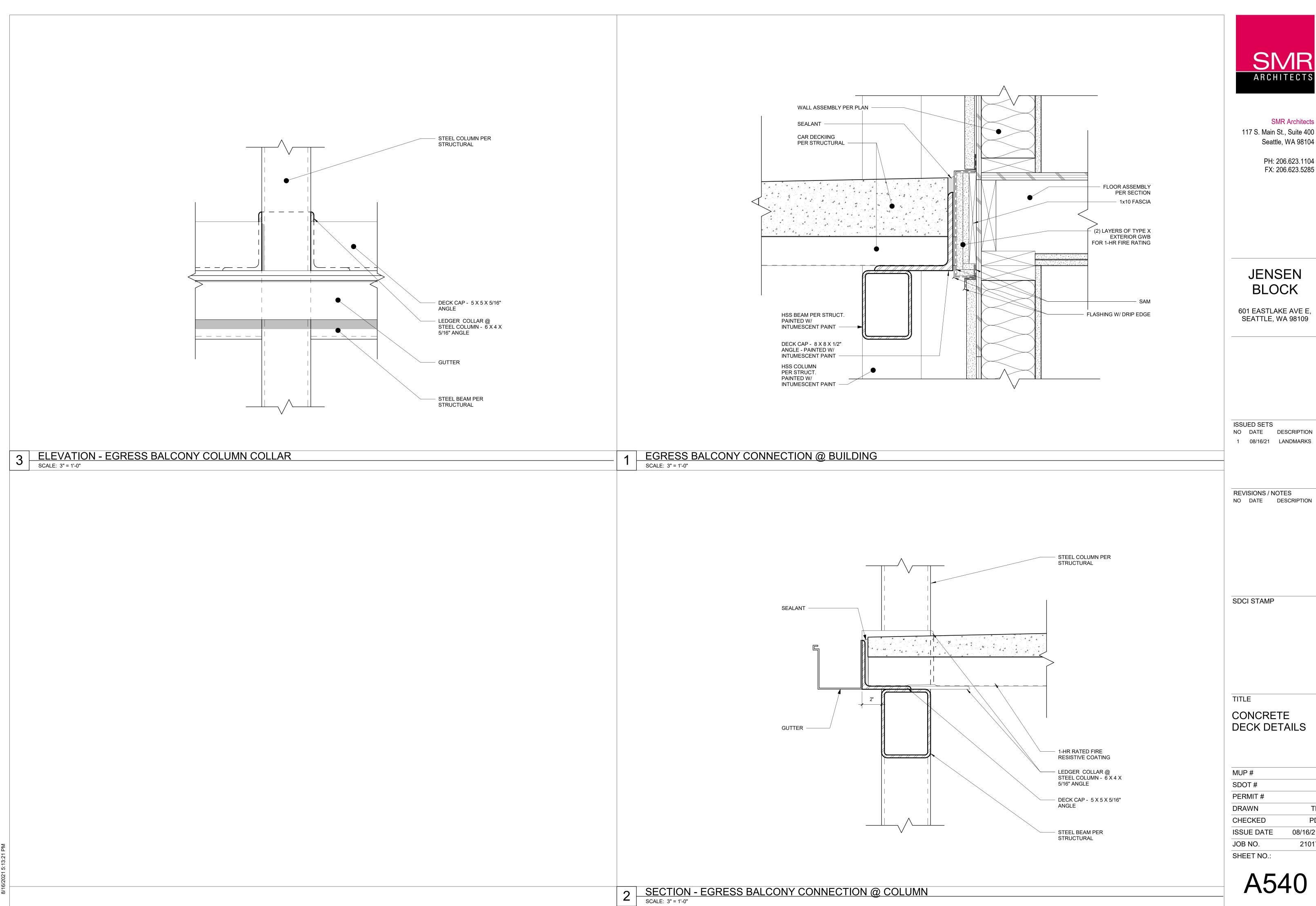
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PERMIT #
DRAWN PD
CHECKED PD
ISSUE DATE 08/16/21
JOB NO. 21017

SHEET NO.:

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SEE TABLE BELOW



ARCHITECTS

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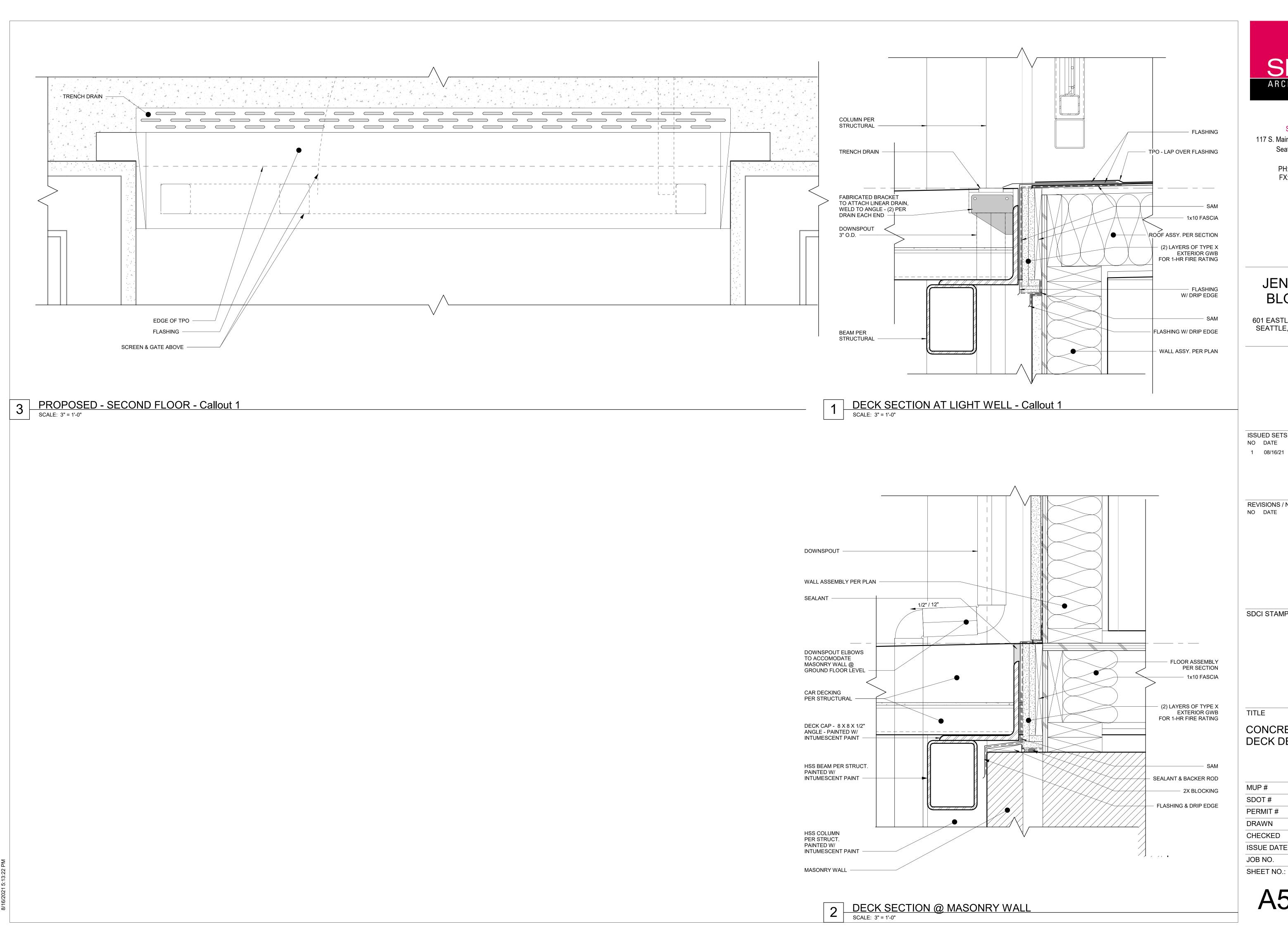
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CONCRETE DECK DETAILS

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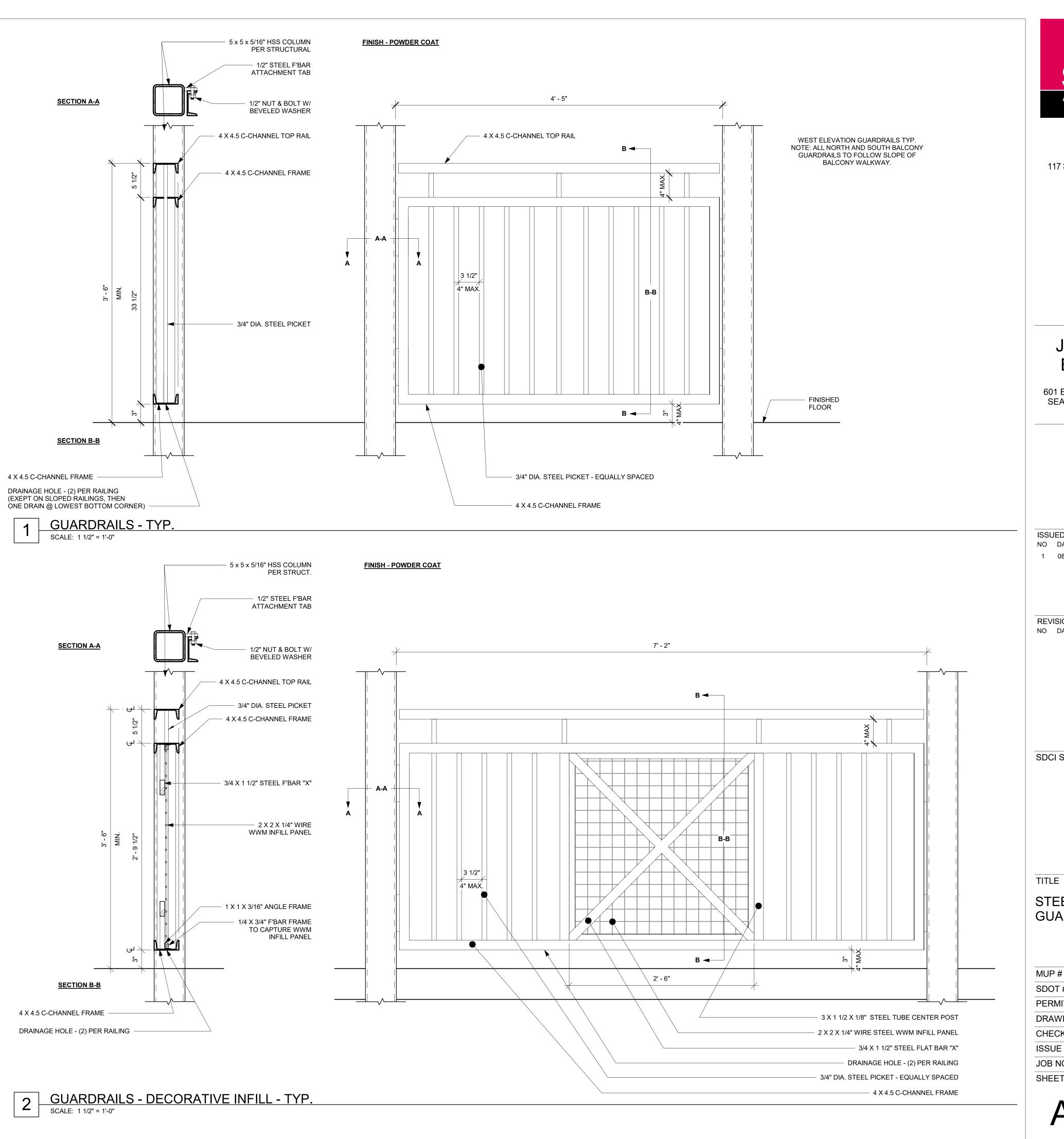
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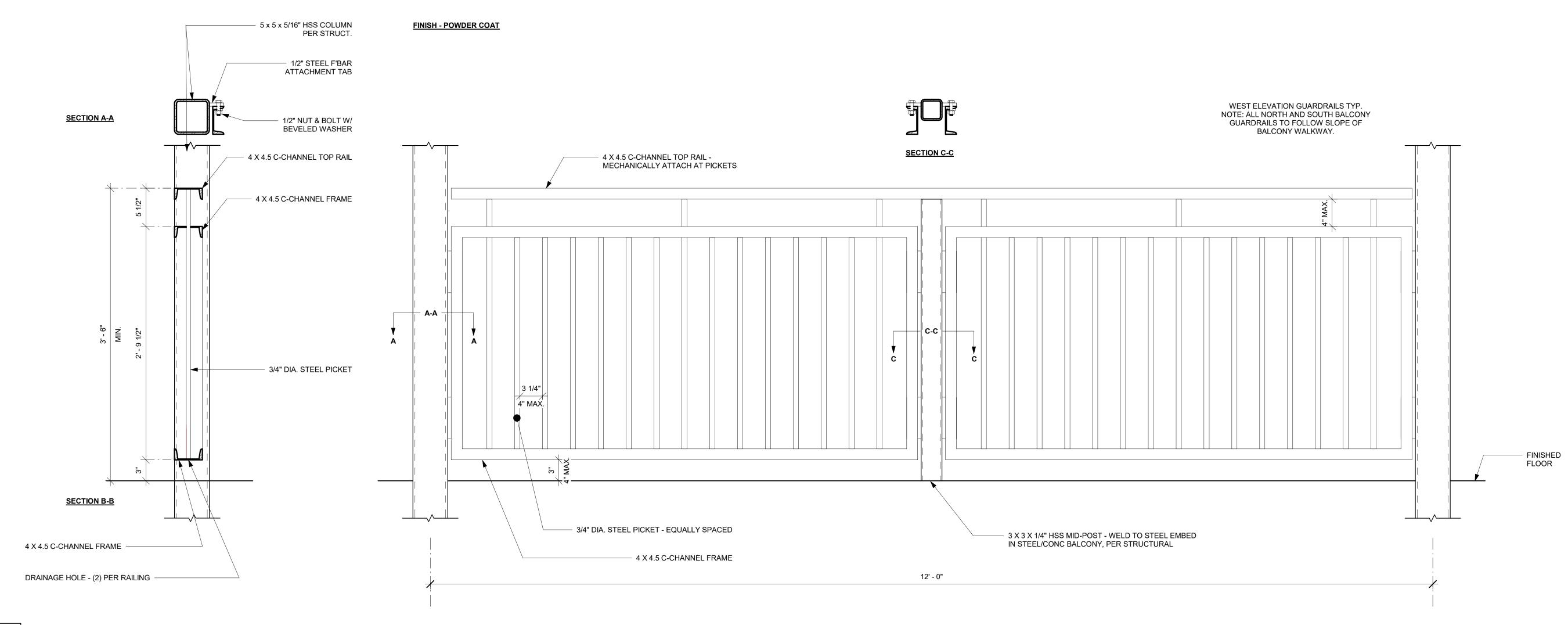
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REVISIONS / NOTES NO DATE DESCRIPTION

SDCI STAMP

STEEL DETAILS GUARDRAILS

MUP# SDOT# PERMIT# DRAWN TL CHECKED PD 08/16/21 **ISSUE DATE** JOB NO. 21017 SHEET NO.:



1 GUARDRAILS - LONG SPAN - TYP.

SCALE: 1 1/2" = 1'-0"

SMR ARCHITECTS

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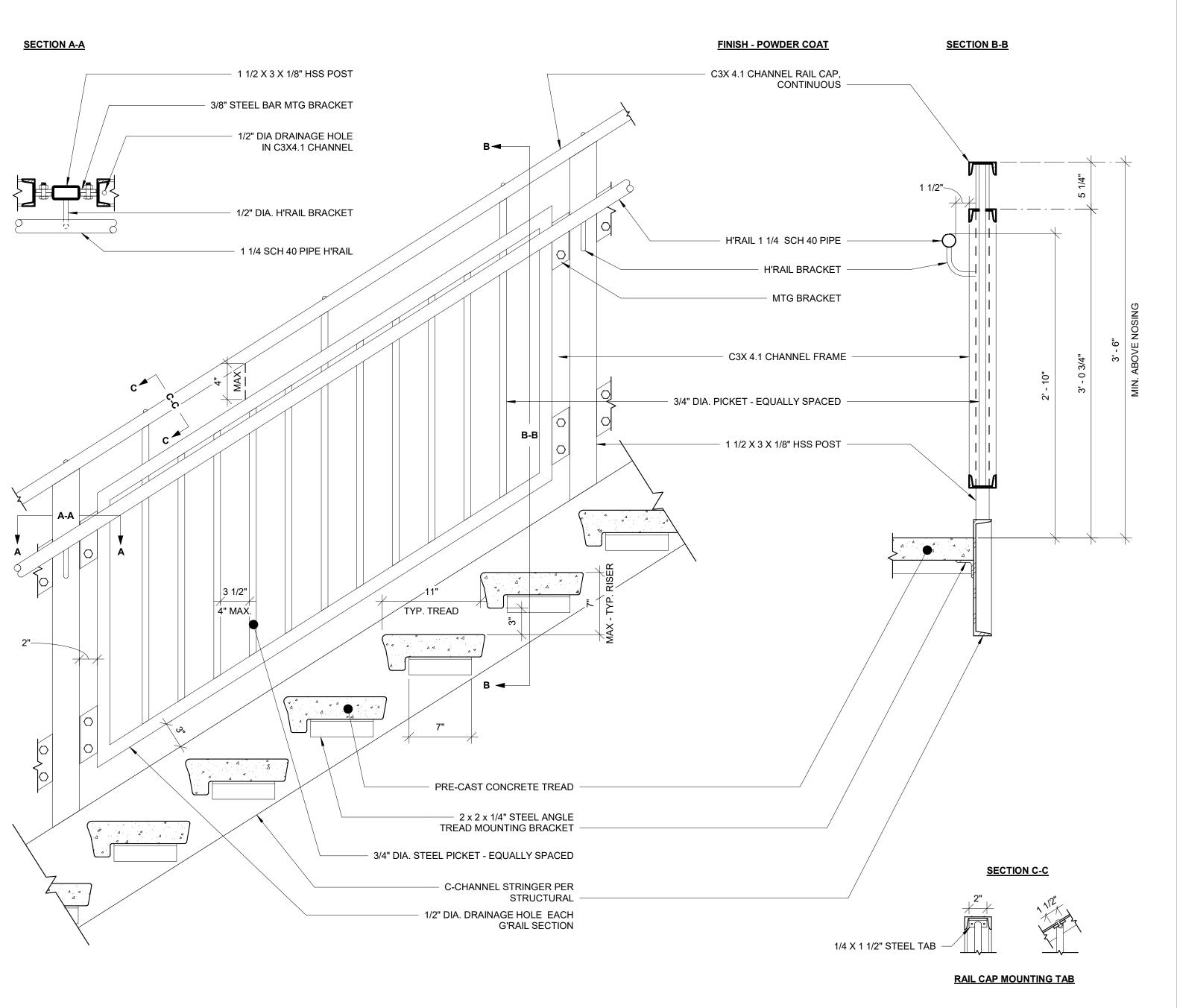
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STEEL DETAILS GUARDRAILS

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NO DATE DESCRIPTION
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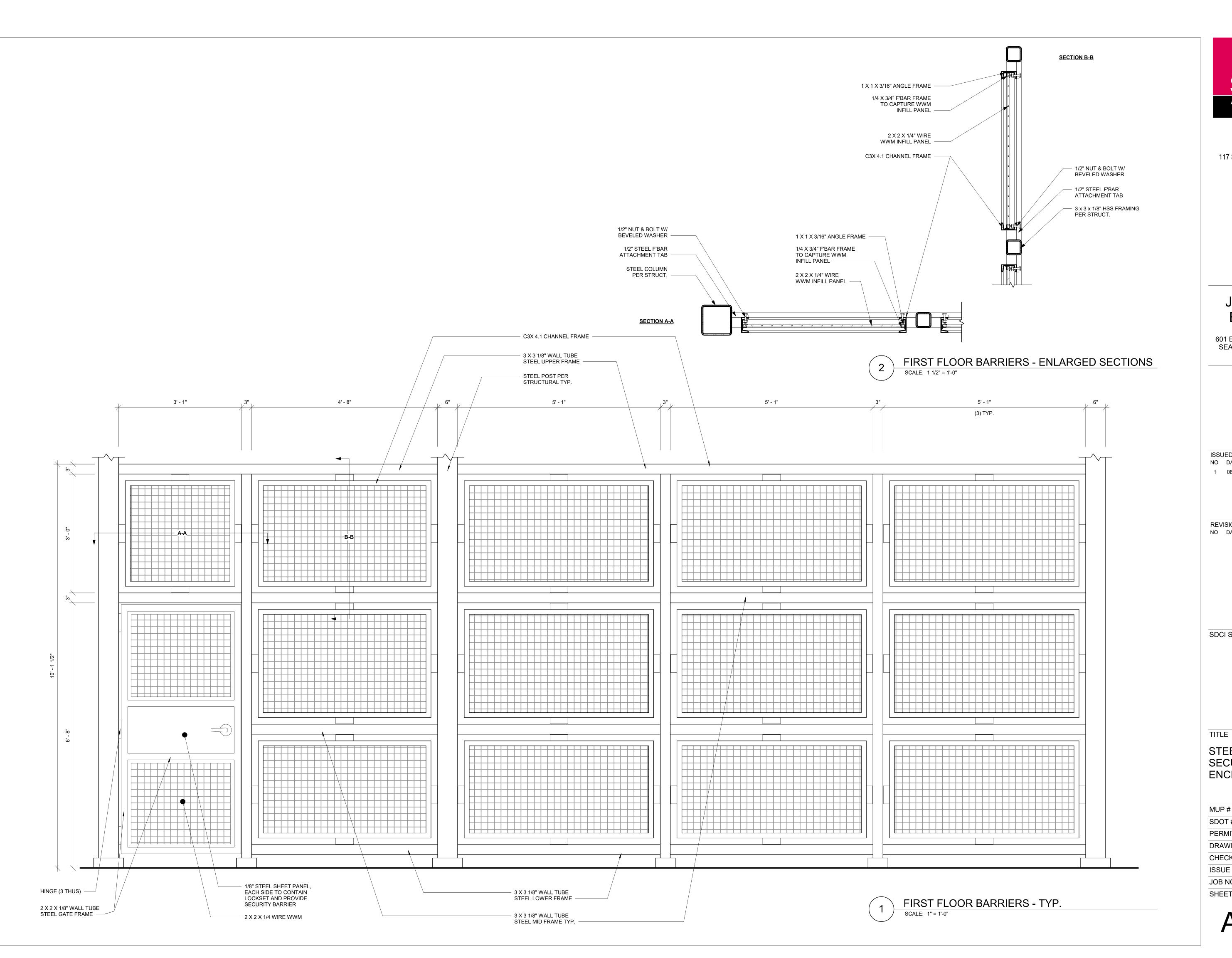
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NO DATE DESCRIPTION

SDCI STAMP

TITLE

STEEL DETAILS -STAIRS

MUP #
SDOT #
PERMIT #
DRAWN TL
CHECKED PD
ISSUE DATE 08/16/21
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ISSUED SETS NO DATE DESCRIPTION 1 08/16/21 LANDMARKS

REVISIONS / NOTES NO DATE DESCRIPTION

SDCI STAMP

STEEL DETAILS -SECURITY **ENCLOSURES**

MUP# SDOT# PERMIT # DRAWN PD CHECKED ISSUE DATE 08/16/21 21017 JOB NO. SHEET NO.:



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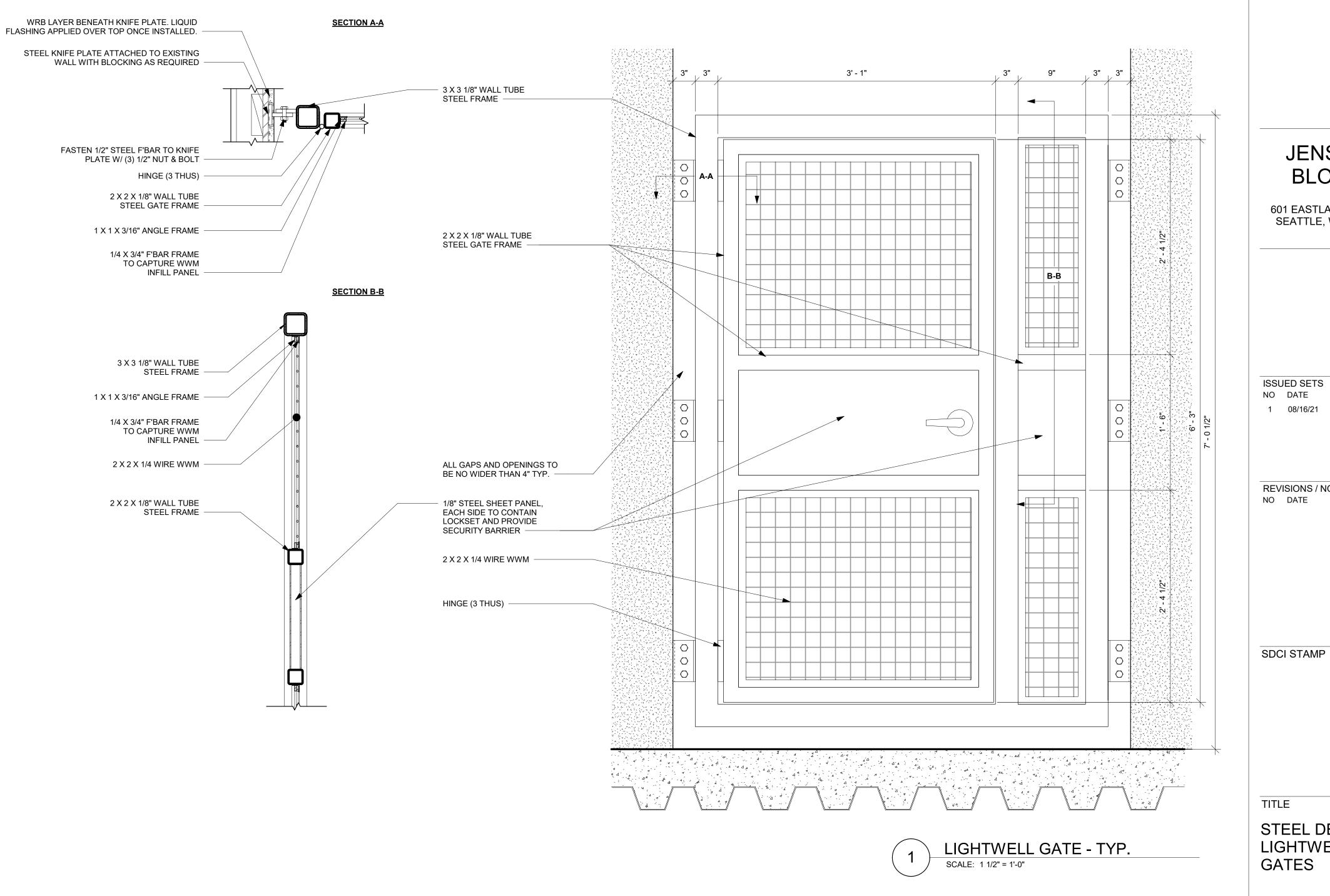
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REVISIONS / NOTES NO DATE DESCRIPTION

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STEEL DETAILS -LIGHTWELL GATES

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SEE G'RAIL DETAILS ON 2/A560 FOR CAPTURING MESH